

## II. Consolidated Plan: Strategic Plan

**A. Time Period.** This Consolidated Plan covers the period from July 1, 2010 through June 30, 2015.

**B. County Population and Housing Profile.** The profile of population and housing in Snohomish County is based on information from the 2000 Census, updated where possible with data from the 2006-2008 American Community Survey, the Washington State Office of Financial Management, the Snohomish County Assessor's Office, the Snohomish County Department of Planning and Development Services, and other reliable sources.

Snohomish County is located on Puget Sound in Western Washington. It is bordered by Skagit County to the north and King County and Seattle to the south. Sixty-eight (68) percent of the land area is forest land, 18 percent is rural, 9 percent is urban/city and 5 percent is agricultural.

*Population Change.* Snohomish County, population 704,300, grew by 98,726 people from 2000 to 2009, and remains the third largest county in the state.

**Table 2**

Population Growth in Snohomish County, 2000-2009			
	2000	2009	Pct Change
Snohomish County (all)	606,024	704,300	16%
Unincorporated	291,142	328,285	13%
Incorporated	314,882	376,015	19%

Source: State of Washington, 2009. Population Trends, Table 4.

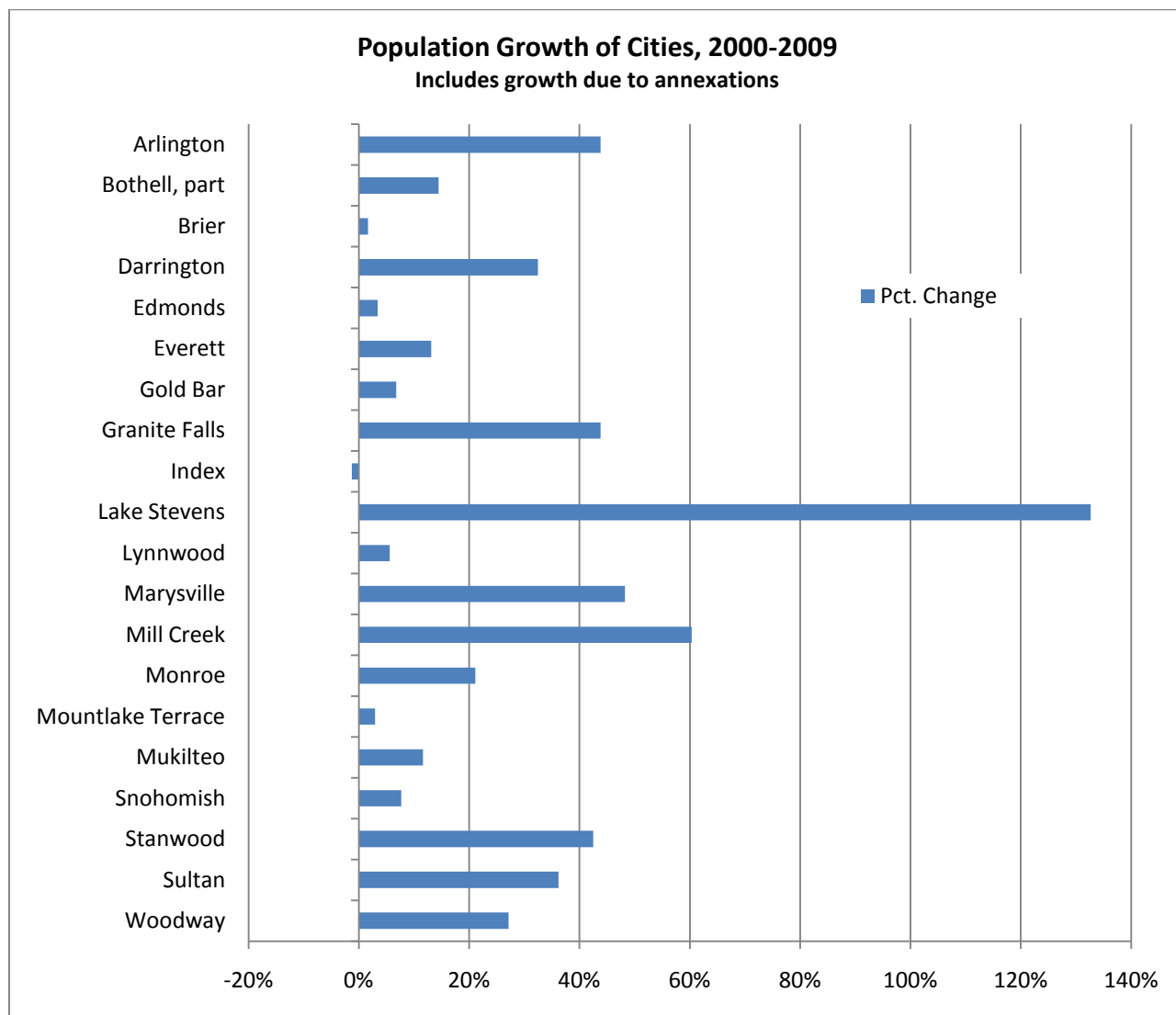
The rate of growth, while still strong, has moderated in recent years. Between 1990 and 2000, the county's population grew from 465,628 to 606,024, an annualized increase of 15,600 or 3 percent. Since 2000, the county's population increase has averaged 10,920 or 1.7 percent per year. Nonetheless, the county's growth ranks sixth in the state during that period. Net migration accounts for 56 percent of the county's growth in the 2000's, down from 66 percent during the 1990s. The balance of growth came from "natural increase," or birth over deaths (Washington State Office of Financial Management, 2009, *Population Trends*, Tables 2 and 3).

Slightly less than half of the population lives in the unincorporated areas of the county, and the balance resides in the 20 municipalities. The population of cities grew faster (19 to 16 percent) than that of the unincorporated county from 2000 to 2009, but the

overall county-city distribution remains about the same. Note, too, that these figures include growth by annexation. Following state law, cities and counties have collaborated to annex an increasing percentage of the county's urban population.

Cities with the highest growth rates (including annexations) this decade are Arlington, Granite Falls, Lake Stevens, Marysville, Mill Creek, and Stanwood, all exceeding 40 percent.

**Figure 1**



Source: State of Washington, 2009 Population Trends, Table 4.

*Population Age.* The following table shows the age profile of the overall population in Snohomish County in 2000 and 2008.

**Table 3**

Snohomish County Population By Age				
Age	2000		2008	
Birth to 17	166,139	27%	170,579	25%
18 to 44	251,271	42%	257,637	38%
45 to 64	133,210	22%	189,660	28%
65+	55,404	9%	65,779	10%
Total	606,024	100%	683,655	100%
Median Age	35		37	

Source: 2000 Census and American Community Survey 2008.

Census 2000 data indicate that the age profile of the population in the unincorporated county is somewhat younger than that of the population living in cities. In the unincorporated area 29 percent of the population is less than 18 years old and 7 percent is over 65. In the cities 26 percent of the population is less than 18 and 11 percent is over 65. In several cities, elderly persons comprise a significantly higher proportion of the population than in the county as a whole (9 percent). In Everett, Darrington, Edmonds, Lynnwood, Marysville, Mill Creek, Snohomish, Stanwood and Woodway, people over the age of 65 make up 10 percent or more of the population.

American Community Survey estimates for 2008 indicate that 25 percent (170,579) of the overall population in the county was less than 18 years old. While that proportion has declined since 2000 when it was 27 percent, there were still 4,440 more children in the county in 2008 than there were in 2000. At the other end of the lifespan, those 65 years of age and older grew to 65,779 in 2008, 9.6 percent of the total and 10,375 more than in 2000 when they comprised 9.1 percent of the total. Official county level projections from Washington State's Office of Financial Management (OFM) indicate that those 65 years of age and older will double in number by 2020 (131,283) and will then account for 15 percent of the total population of Snohomish County.

*Racial/Ethnic Diversity.* Although Snohomish County is predominately white, racial/ethnic diversity is increasing. In 1980, the white population in the county comprised 95 percent of the county's population and persons of color comprised only 5 percent. By 2000, the white population decreased to 83 percent and 17 percent (100,826) were persons of color. The American Community Survey estimates indicate

that the proportion of persons of color had increased to 22 percent (152,563) by 2008. Given continued in-migration and the comparatively younger age distribution and higher birth rates in most non-White and Hispanic groups, the trend toward greater diversity can be expected to continue. The following table provides information on the racial and ethnic diversity of the population in Snohomish County in 2000 and 2008.

**Table 4**

<b>Racial and Ethnic Diversity, Snohomish County</b>				
	2000		2008	
	Count	Pct	Count	Pct
<b>Total Population</b>	<b>606,024</b>	<b>100%</b>	<b>683,655</b>	<b>100%</b>
Not Hispanic or Latino	577,434	95%	633,719	93%
White alone	505,198	83%	531,092	78%
Black or African American alone	9,803	2%	14,405	2%
American Indian and Alaska Native alone	7,666	1%	7,316	1%
Asian alone	34,748	6%	55,707	8%
Native Hawaiian and Other Pacific Islander alone	1,613	0%	1,541	0%
Some other race alone	1,069	0%	823	0%
Two or more races	17,337	3%	22,835	3%
Hispanic or Latino	28,590	5%	49,936	7%
<b>Hispanic or Latino:</b>	<b>28,590</b>	<b>100%</b>	<b>49,936</b>	<b>100%</b>
White alone	13,750	48%	27,656	55%
Black or African American alone	310	1%	426	1%
American Indian and Alaska Native alone	584	2%	698	1%
Asian alone	282	1%	937	2%
Native Hawaiian and Other Pacific Islander alone	92	0%	35	0%
Some other race alone	10,560	37%	16,303	33%
Two or more races	3,012	11%	3,881	8%

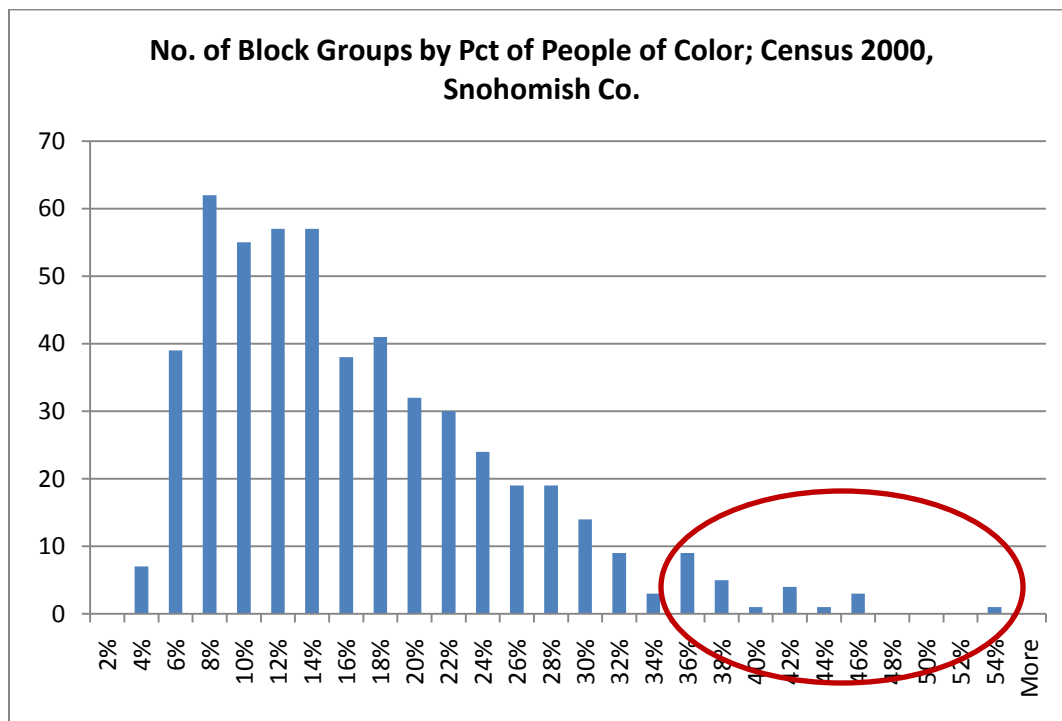
Source: Census 2000 and 2008 American Community Survey.

Taken together, persons of color (Hispanics plus all non-White non-Hispanics) increased from 17 percent in 2000 to 22 percent in 2008. Hispanic persons were the fastest growing individual group, increasing from 4.7 percent to 7.3 percent of the total population, a 75 percent increase. Non-Hispanic Asian persons and Pacific Islanders

were the second fastest growing, increasing from 6 percent to 8.4 percent of the total, a 57 percent increase. According to Census 2000 data, minority populations equaled or exceeded the county's rate of 17 percent at that time in Everett (19 percent), Mill Creek (17 percent), Lynnwood (26 percent), Mountlake Terrace (22 percent) and Mukilteo (19 percent).

*Distribution of Racial/Ethnic Households.* Racial/ethnic households are distributed fairly evenly throughout the county, although some areas are more heavily populated than others. Examining the percentages of the minority population of each Census block group—i.e., people responding anything other than “white alone, not Hispanic”—provides information on the frequency distribution of block groups, and is shown in Figure 2. The 24 block groups circled in Figure 2 are the most diverse 5 percent of block groups in the county, with minority populations equal to or greater than 36%.

**Figure 2**



Source: Census 2000.

Nineteen of these 24 block groups are located within CDBG and HOME Consortia areas and are shown in Table 5. Ten of these 19 are either part of the City of Lynnwood or in Lynnwood's potential annexation area and 6 of these are located in the City of Everett.

**Table 5**

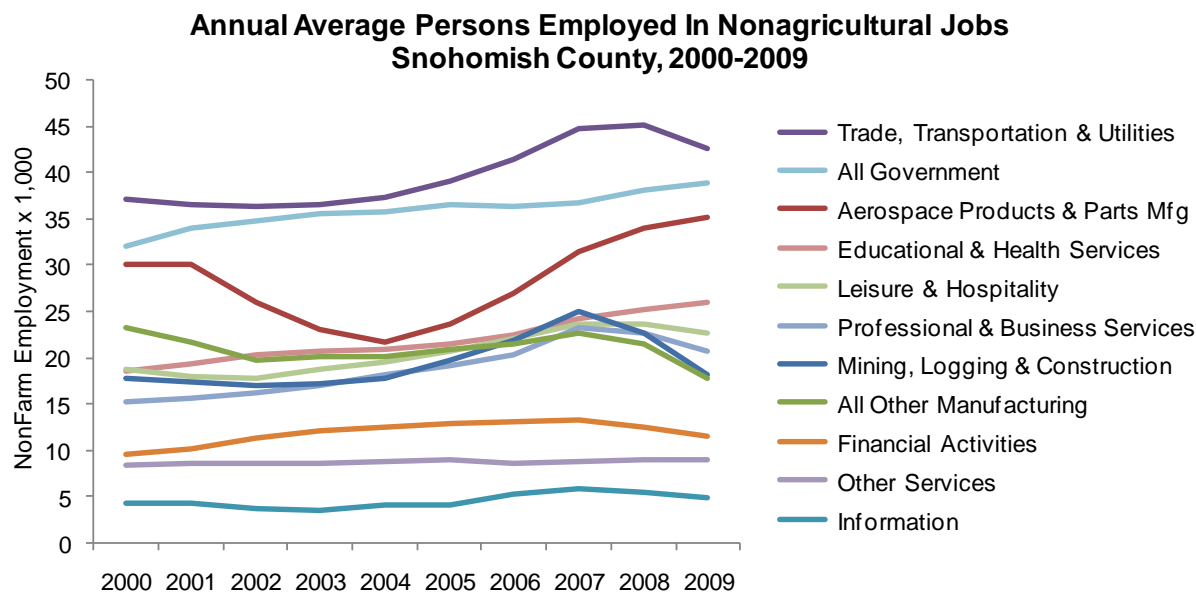
<b>Areas of Higher Diversity, Ranked by Percentage of People of Color, Snohomish County, 2000</b>						
Block Group	Census Tract	Total population: Total	Total population: Not Hispanic or Latino; White alone	Pct People of Color	Geographic Description	Jurisdiction
1	419.04	2,325	1,084	53%	South Everett	city
1	514	1,872	1,041	44%	Lynnwood	city
3	514	1,041	588	44%	Lynnwood	city
4	517.02	1,289	753	42%	Lynnwood	city
3	518.02	1,112	656	41%	Lynnwood	city
6	514	980	586	40%	Lynnwood	city
2	418.04	2,109	1,265	40%	South Everett	unincorp.
2	516.01	849	511	40%	Lynnwood	unincorp.
2	515	775	487	37%	Lynnwood	city
4	519.05	1,234	782	37%	Lynnwood	mixed
1	402	2,269	1,446	36%	North Everett	city
4	514	1,573	1,008	36%	Lynnwood	city
2	419.03	3,582	2,300	36%	South Everett	city
3	518.01	1,908	1,226	36%	Lynnwood	unincorp.
1	419.03	1,313	844	36%	South Everett	City
1	418.05	566	364	36%	South Everett	City
1	509	1,311	853	35%	Mountlake Terrace	city
1	420.06	437	285	35%	Mukilteo	City
6	418.06	1,514	998	34%	South Everett	City

Source: Census 2000.

*Employment.* From January 2000 to January 2010, non-agricultural jobs in Snohomish County grew from 211,300 to 241,400, an increase of 30,100 jobs or 14.2 percent (Washington State Employment Security Department). During this decade the recessionary 2001-2003 years slowed economic growth to a crawl. The annual averages indicate that there was a net loss of 300 nonagricultural jobs and unemployment rose from 5.3 percent to 7.1 percent. By far the largest impact was felt in aerospace related manufacturing, with a decline from an annual average of 30,000 jobs in 2001 to a low of 21,700 jobs in 2004, a net loss of 8,300 jobs in that sector alone.

Growth resumed for all sectors from 2004 to 2007 when 42,500 nonagricultural jobs were added to the annual averages, a 19.6 percent increase. Unemployment was reduced to a low of 3.6 percent in both April and August of 2007. The current economic recession has its roots in the declines that began in 2008, especially for the mining, logging & construction sector and non-aerospace related manufacturing industries. Together, those industries lost 11,700 jobs from 2007 to 2009 in annualized averages, a 24.6 percent decline. But this recession has also supported uninterrupted growth in the aerospace manufacturing, government and educational & health services sectors. Those industries gained 7,700 jobs from 2007 to 2009 in annualized averages, an 8.4 percent increase. Still, the combined result has been a net loss of 12,100 nonagricultural jobs across all sectors, enough to have a significant effect on unemployment.

**Figure 3**

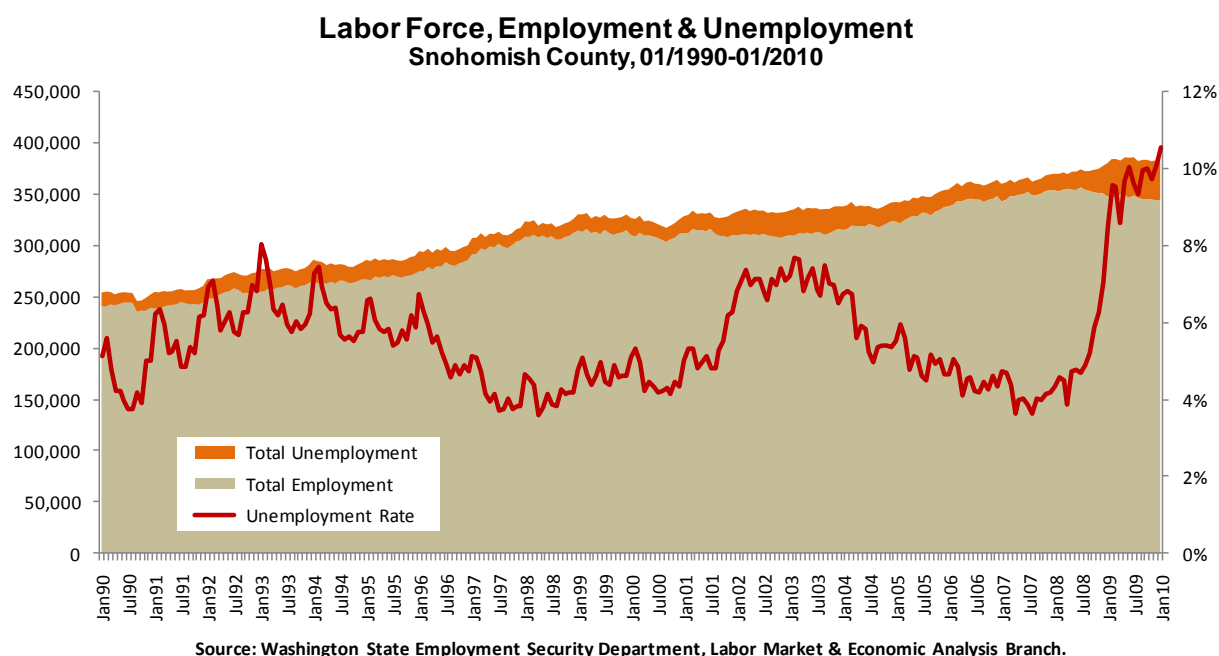


Source: WA State Employment Security Department, Labor Market & Economic Analysis Branch

Over the more than 30 years since the Boeing Company brought aerospace manufacturing to Snohomish County, the population and local economy have grown dramatically. That growth has greatly increased the diversity of the economic enterprises that provide employment in the county. Diversity has reduced the seasonal variation in employment and helps to buffer the cyclical ups and downs that characterize the aerospace industry. As a result, wide swings in local unemployment have been tempered and seasonally unadjusted rates above 10 percent have not been experienced by local workers since April 1984.

The current economic recession has, however, resulted in sharply increased unemployment rates and numerous jobs lost in Snohomish County. Based on information from the Washington State Employment Security Department, the county's unemployment rate in January 2008 was just 4.3 percent; that rate had increased to 10.5 percent by January 2010. From January 2008 to January 2010, the county lost 9,840 jobs, a 2.8 percent decline. The average unemployment rate for 2009 was 9.5 percent in the county and 9.0 percent overall for the state. Part of the problem has been that while employment has declined by 12,710 jobs since it peaked in July 2008, the labor force has continued to grow, adding 10,320 workers between July 2008, and January 2010. The county continues to attract workers from other areas due to the regional and national severity of the current recession.

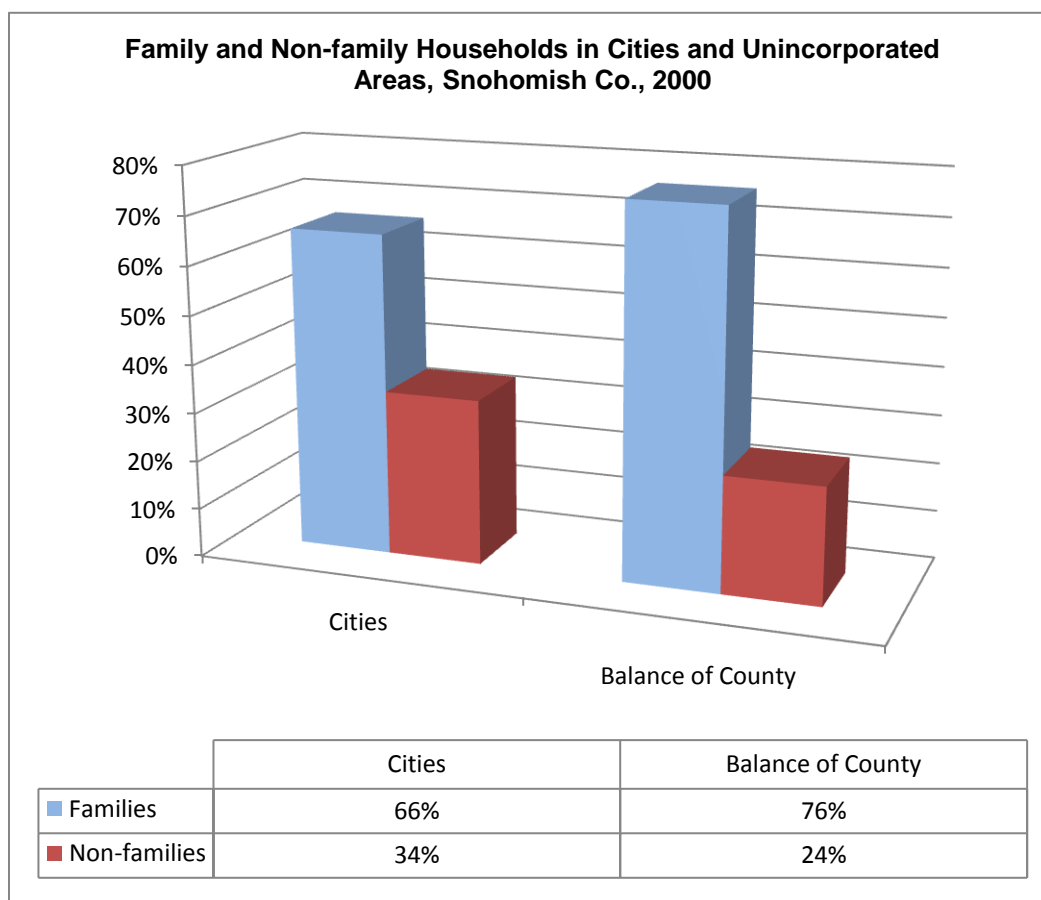
**Figure 4**



*Household Size and Composition.* The average household size in the County is 2.65 persons. Average household size is larger in the unincorporated area (2.81 persons) and smaller in the cities (2.52 persons). Family households are the majority of households (70 percent) in the county. A proportionally larger number of families live in the unincorporated county than in the cities (U.S. Census Bureau, Census 2000).



**Figure 5**



Source: 2000 Census.

Single-person households make up more than one quarter (27 percent) of the households in the cities, while they are less than one-fifth (17 percent) of households in the unincorporated county. In most cities, single-person households account for at least one-fifth to one-third of all households. The exceptions are Brier (12 percent), Woodway (14 percent), Lake Stevens (16 percent), Gold Bar (18 percent) and Mukilteo (19 percent).

Most cities have high proportions of family households (more than 80 percent). In Everett 79 percent of households are families and in Index, 72 percent of households are families. Just 11 percent of all households in the County have 5 or more people.

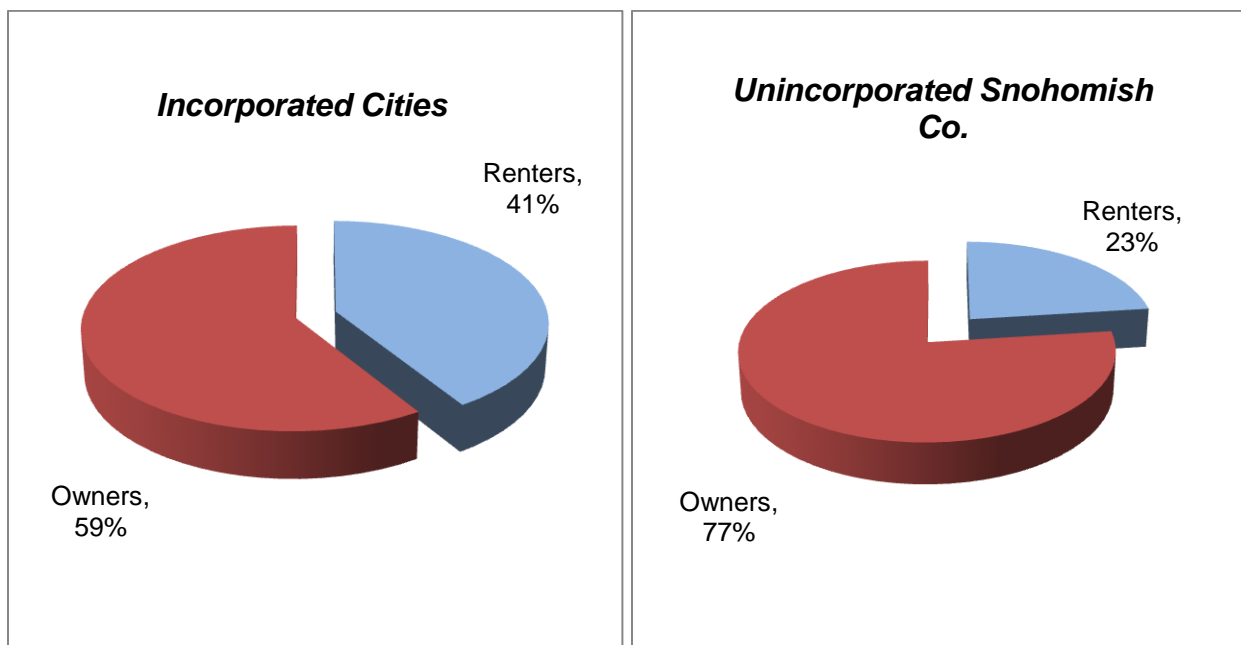
Twenty-three percent (23 percent) of families in the County are headed by single parents. The proportion of single parent families is higher in the cities (27 percent) than in the unincorporated area (20 percent). Cities with the highest proportions of single parent families are Index (50 percent), Everett (35 percent), Snohomish (32 percent), Stanwood (32 percent), Sultan (31 percent) and Gold Bar (30 percent).

Ninety-two per cent (92 percent) of all people residing in group quarters (group homes, nursing homes, shelters, dormitories, institutions) live in the incorporated area and 46 percent of those live in Everett. Of the statewide group quarter population, 1,996 or twenty-two percent (22 percent) live in Monroe, reflecting the presence of the state correctional facility.

*Household Tenure.* The balance between renter and owner households differs between the incorporated and unincorporated areas.

**Figure 6**

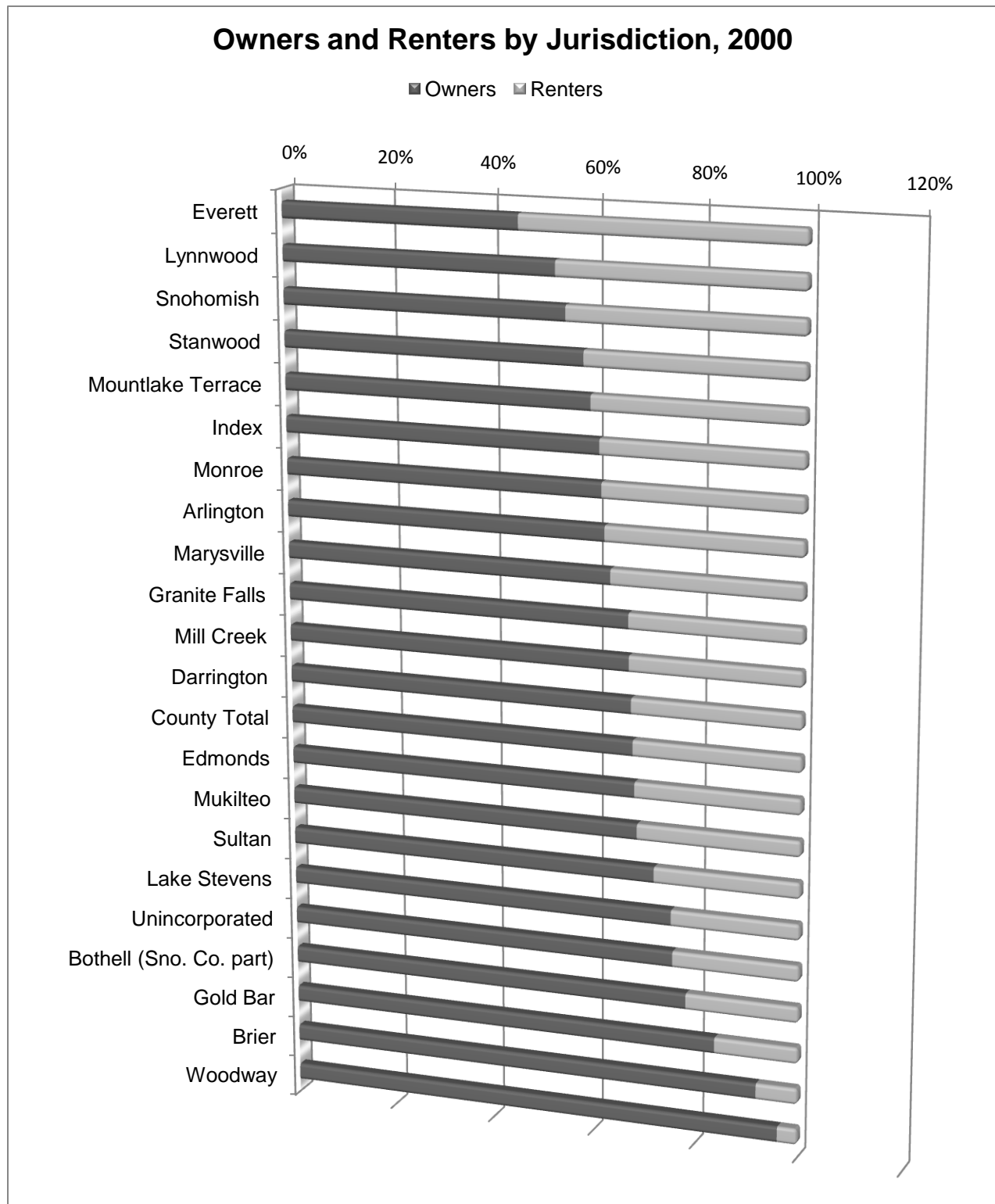
**Residential Tenure in Cities and Unincorporated Areas, Snohomish Co., 2000**



Source: 2000 Census.

The total incorporated area has more owner than renter households. The City of Everett has 54% renter households, Lynnwood has 47 percent, Snohomish has 45 percent, Stanwood has 42 percent and Mountlake Terrace has 41 percent renter households. On the other hand, Brier and Woodway have only 9 percent and 4 percent renter households, respectively. The following figure illustrates the relationship of renters to owners for each city.

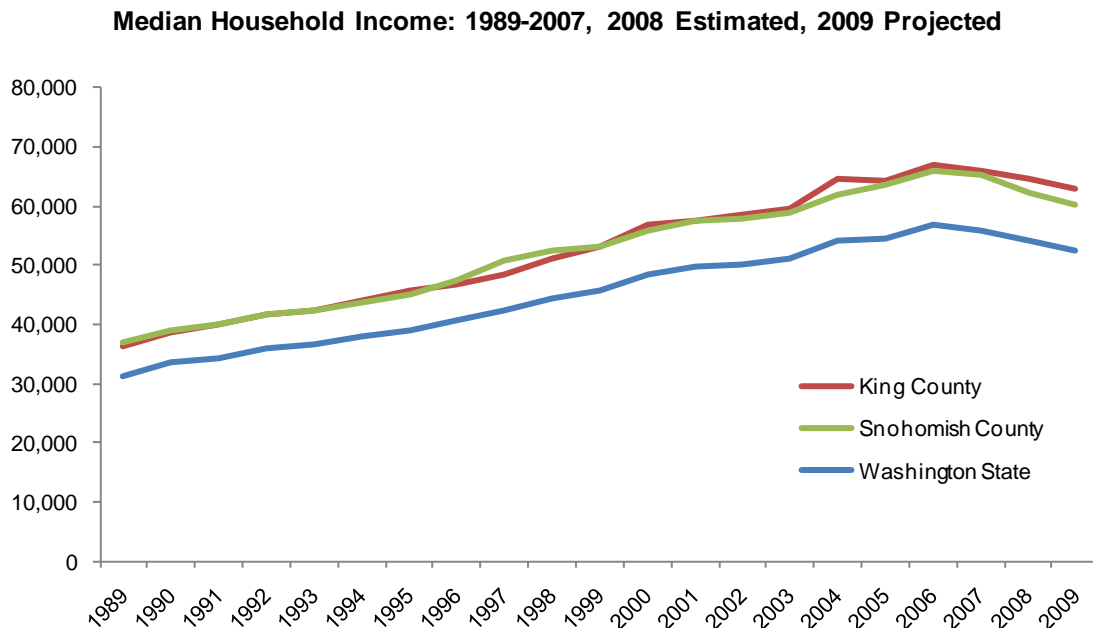
Figure 7



Source: 2000 Census.

*Household Income Characteristics.* Income estimates from the Washington State Office of Financial Management indicate that Snohomish County has the second highest median household income in the state. After a long period of steadily increasing trends, median income began to drop from a peak in Snohomish County of \$66,089 in 2006 to a projected \$60,353 in 2009.

**Figure 8**



Source: Washington State Office of Financial Management, January 2010.

However, 2000 Census data indicate that incomes vary considerably across Snohomish County, with higher incomes more prevalent in areas closer to the greater Seattle metropolitan area. In 2000 the median household income for Snohomish County was \$53,060. Snohomish County cities with household incomes below the median were Darrington, Everett, Lynnwood, Index, Stanwood, Gold Bar, Arlington, Snohomish, Sultan, Marysville, Mountlake Terrace, Granite Falls and Monroe. Cities with household incomes above the median were Edmonds, the portion of Bothell lying in Snohomish County, Lake Stevens, Mukilteo, Mill Creek, Brier and Woodway.

In 2000, nearly 50,000 households in the County were in the lowest income quartile, with annual incomes of less than \$19,052 (roughly 30 percent of median income for a 4-person household in 2000). That number is projected to increase to almost 80,000 households by 2020.

**Table 6**

<b>Households In Lowest Income Quartile (25 Percent), Snohomish County</b>			
	2000	2010	2020
Households	49,480	63,010	79,163
Change	n/a	26%	26%

Source: Puget Sound Regional Council, Small Area Forecasts, 2006.

*Poverty.* During the 1990s decade, the poverty rate for individuals in Snohomish County remained relatively stable at about 7 percent. When compared with other Washington State counties, Census 2000 showed that Snohomish County had the lowest poverty rate but also that its poverty population was the fifth largest and that the number of households with public assistance income was the fourth largest in the state. The most recent estimates from the Census Bureau's American Community Survey indicate that the poverty rate rose to about 8 percent by 2008, and there were 51,865 individuals below the federal poverty level, up from 41,024 in 1999.

As is true elsewhere, poverty in Snohomish County affects the young disproportionately. Of those under 18 years of age, 13,164 (8 percent) were poor in 1999. By 2008, that number had grown to 16,340 (10 percent). Generally speaking, the elderly also experience higher than average rates, with 8 percent (4,220) below poverty in 1999. But while the number of elderly in poverty increased to 4,824, the poverty rate remained at 8 percent in 2008.

*Distribution of Low- and Moderate Income Households.* One way to represent the geographic distribution of low- and moderate-income households throughout the Consortium area is to identify block groups which primarily consist of low- and moderate-income households. Under CDBG regulations, projects that provide an "area-wide benefit" which benefit all residents of a particular area such as improvements to streets, sidewalks, water systems and parks, must demonstrate that at least 51 percent of the residents of the area are low- and moderate-income in order to be eligible for funding. Snohomish County qualifies for an exception to this threshold, which currently reduces this percentage for area-wide benefit projects to 46.4 percent. Twenty-one percent (21 percent) of the block groups in the Consortium (outside the City of Everett) exceed the 46.4 percent threshold, most of them in areas of older urban development. See Table 7 below which lists the block groups that meet this threshold and includes the percentage of low-to-moderate income persons residing in the block group and the location of the block group. Additional information regarding the distribution of low- and moderate-income households within the City of Everett may be referenced in the City of Everett 2010-2014 Consolidated Plan.

**Table 7**

<b>Low/Moderate Income (46.4%) Block Groups</b> <b>Ranked by Low/Mod-Income Percentage, Snohomish County</b>						
Block Group	Census Tract	Total Household Population	Low/Mod-Income Household Population	Low/Mod-Income Pct of Household Population	Geographic Description	Jurisdiction (Most or all of the block group is:)
1	519.16	11	11	100.0%	Bothell	unincorp.
2	535.04	592	471	79.6%	Arlington	city
2	529.01	1,791	1,418	79.2%	Marysville	city
5	522.05	540	419	77.6%	Monroe	city
1	514	1,802	1,381	76.6%	Lynnwood	city
3	418.07	1,367	1,034	75.6%	Everett	unincorp.
2	515.00	834	620	74.3%	Lynnwood	city
2	516.01	824	608	73.8%	Lynnwood	unincorp.
6	514	921	672	73.0%	Lynnwood	city
2	522.05	885	644	72.8%	Monroe	city
3	524.02	612	431	70.4%	Snohomish	city
5	529.04	1,771	1,246	70.4%	Marysville	city
4	535.04	1,376	958	69.6%	Arlington	city
3	522.05	1,892	1,313	69.4%	Monroe	city
2	418.04	2,244	1,551	69.1%	Everett	unincorp.
2	418.07	1,733	1,195	69.0%	Everett	unincorp.
2	529.03	823	567	68.9%	Marysville	city
3	529.03	1,076	731	67.9%	Marysville	city
2	504.01	933	620	66.5%	Edmonds	city
6	535.03	914	607	66.4%	Arlington	city
5	535.04	733	485	66.2%	Arlington	city
3	419.01	964	633	65.7%	Mukilteo	unincorp.
5	418.04	1,296	850	65.6%	Everett	unincorp.
4	533.01	990	642	64.8%	Stanwood	city
4	514	1,543	996	64.5%	Lynnwood	city
4	518.01	1,776	1,145	64.5%	Lynnwood	unincorp.

<b>Low/Moderate Income (46.4%) Block Groups</b> <b>Ranked by Low/Mod-Income Percentage, Snohomish County</b>						
Block Group	Census Tract	Total Household Population	Low/Mod-Income Household Population	Low/Mod-Income Pct of Household Population	Geographic Description	Jurisdiction (Most or all of the block group is:)
3	515	1,055	672	63.7%	Edmonds	city
4	517.01	1,506	950	63.1%	Lynnwood	city
3	417.01	294	185	62.9%	Everett	unincorp.
1	529.03	805	506	62.9%	Marysville	city
5	517.01	1,669	1,049	62.9%	Lynnwood	city
3	537	1,246	771	61.9%	Darrington	city
1	528.03	1,236	753	60.9%	Marysville	city
1	504.02	1,604	975	60.8%	Edmonds	city
2	519.17	508	307	60.4%	Bothell	unincorp.
5	513	1,647	994	60.4%	Mountlake Terrace	city
3	514	1,056	637	60.3%	Lynnwood	city
3	517.01	565	338	59.8%	Lynnwood	city
1	418.07	3,072	1,837	59.8%	Everett	unincorp.
5	519.05	1,080	645	59.7%	Lynnwood	unincorp.
2	517.02	1,309	781	59.7%	Lynnwood	city
3	518.01	1,913	1,134	59.3%	Lynnwood	unincorp.
5	524.01	618	363	58.7%	Snohomish	city
1	515	1,342	787	58.6%	Lynnwood	city
1	418.08	1,003	587	58.5%	Everett	unincorp.
2	516.02	993	577	58.1%	Lynnwood	city
2	537	747	431	57.7%	Darrington	city
1	509	1,358	782	57.6%	Edmonds	city
2	526.03	1,031	593	57.5%	Lake Stevens	city
1	532.01	1,635	940	57.5%	North, rural	unincorp.
2	524.02	887	506	57.0%	Snohomish	city
4	529.03	1,338	763	57.0%	Marysville	city
3	535.04	503	286	56.9%	Arlington	city

<b>Low/Moderate Income (46.4%) Block Groups</b> <b>Ranked by Low/Mod-Income Percentage, Snohomish County</b>						
Block Group	Census Tract	Total Household Population	Low/Mod-Income Household Population	Low/Mod-Income Pct of Household Population	Geographic Description	Jurisdiction (Most or all of the block group is:)
4	511	616	350	56.8%	Mountlake Terrace	city
1	537	825	465	56.4%	North, rural	unincorp.
2	527.05	519	291	56.1%	Marysville	unincorp.
1	418.06	923	515	55.8%	Everett	unincorp.
3	418.04	1,560	868	55.6%	Mill Creek	unincorp.
1	538.03	877	487	55.5%	Sultan	mixed
3	535.06	1,293	713	55.1%	North, rural	unincorp.
1	526.03	511	281	55.0%	North, rural	unincorp.
2	538.03	1,278	700	54.8%	Gold Bar	mixed
4	505	1,525	829	54.4%	Edmonds	city
1	420.06	449	244	54.3%	Mukilteo	city
3	533.01	1,217	659	54.1%	Stanwood	city
4	519.09	1,426	769	53.9%	Lynnwood/Mill Creek	unincorp.
5	514	1,182	630	53.3%	Lynnwood	city
3	513	2,260	1,203	53.2%	Mountlake Terrace	city
2	417.01	837	444	53.0%	Everett	unincorp.
4	524.01	911	483	53.0%	Snohomish	city
1	518.01	1,044	553	53.0%	Lynnwood	unincorp.
1	517.02	848	447	52.7%	Lynnwood	city
2	536.01	1,097	577	52.6%	Granite Falls	city
4	512	392	206	52.6%	Mountlake Terrace	city
1	519.19	1,292	676	52.3%	Bothell	unincorp.
3	526.04	1,499	779	52.0%	Lake Stevens	city
3	504.01	667	346	51.9%	Edmonds	city
5	538.03	1,470	761	51.8%	Gold Bar	city
3	518.02	1,110	571	51.4%	Lynnwood	city
2	508	1,362	696	51.1%	Edmonds	city



<b>Low/Moderate Income (46.4%) Block Groups</b> <b>Ranked by Low/Mod-Income Percentage, Snohomish County</b>						
Block Group	Census Tract	Total Household Population	Low/Mod-Income Household Population	Low/Mod-Income Pct of Household Population	Geographic Description	Jurisdiction (Most or all of the block group is:)
5	515	790	403	51.0%	Lynnwood	city
5	511	675	343	50.8%	Mountlake Terrace	city
4	418.07	2,397	1,218	50.8%	Everett	unincorp.
4	536.02	825	418	50.7%	North, rural	unincorp.
2	418.06	415	210	50.6%	Everett	unincorp.
3	534	697	348	49.9%	North, rural	unincorp.
1	513	573	286	49.9%	Mountlake Terrace	city
2	538.02	1,540	765	49.7%	Sultan	city
2	525.03	1,040	514	49.4%	Lake Stevens	unincorp.
2	420.06	2,777	1,358	48.9%	Mukilteo	city
2	528.05	1,138	556	48.9%	Marysville	city
3	538.03	752	367	48.8%	Gold Bar	city
4	507	1,950	949	48.7%	Edmonds	city
5	529.01	1,075	520	48.4%	Marysville	city
2	512	753	364	48.3%	Mountlake Terrace	city
3	512	775	373	48.1%	Mountlake Terrace	city
3	532.02	756	361	47.8%	Lake Stevens	city
4	522.05	1,292	614	47.5%	Monroe	city
2	501.02	2,178	1,035	47.5%	Lynnwood	unincorp.
3	511	782	369	47.2%	Mountlake Terrace	city
2	526.04	1,132	531	46.9%	Lake Stevens	unincorp.
1	504.01	1,280	600	46.9%	Edmonds	city
1	510	1,663	778	46.8%	Mountlake Terrace	city
3	519.09	1,629	762	46.8%	Mill Creek	unincorp.
3	418.06	562	262	46.6%	Everett	unincorp.
1	538.02	1,465	682	46.6%	Sultan	city
3	420.04	952	443	46.5%	Mukilteo	unincorp.

<b>Low/Moderate Income (46.4%) Block Groups</b> <b>Ranked by Low/Mod-Income Percentage, Snohomish County</b>						
Block Group	Census Tract	Total Household Population	Low/Mod-Income Household Population	Low/Mod-Income Pct of Household Population	Geographic Description	Jurisdiction (Most or all of the block group is:)
1	531.02	951	442	46.5%	North, rural	unincorp.
4	529.01	1,301	604	46.4%	Marysville	city
4	535.03	1,528	709	46.4%	Arlington	city

Source: HUD, Census 2000 Low and Moderate Income Summary Data, "2009 Participations."

The following maps (Figures 9 and 10) illustrate the information in the table above and show the areas of the Consortium (outside the City of Everett) where at least 46.4% of households are low- and moderate-income (at or below 80% of the area median income).

Figure 9

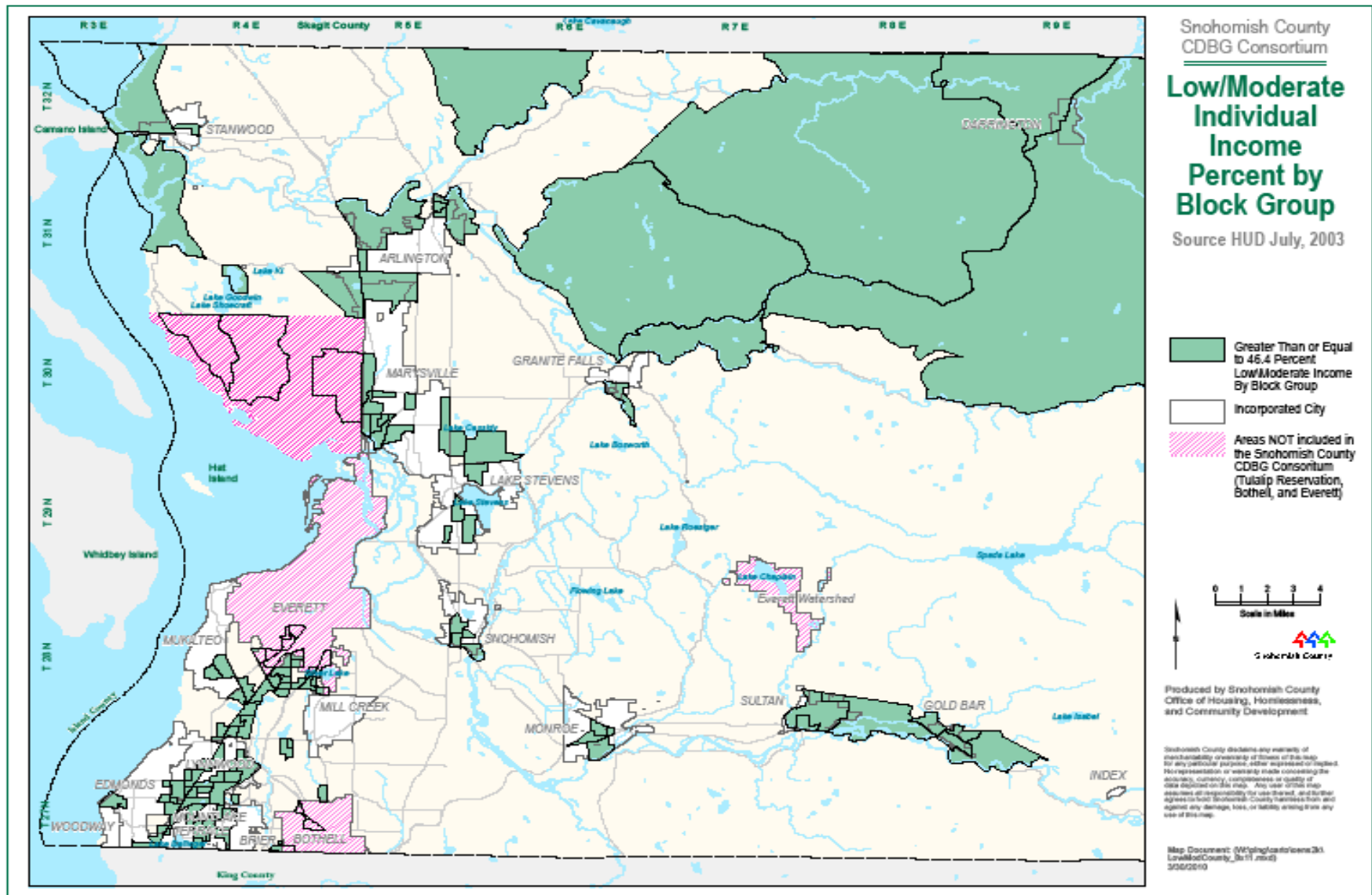
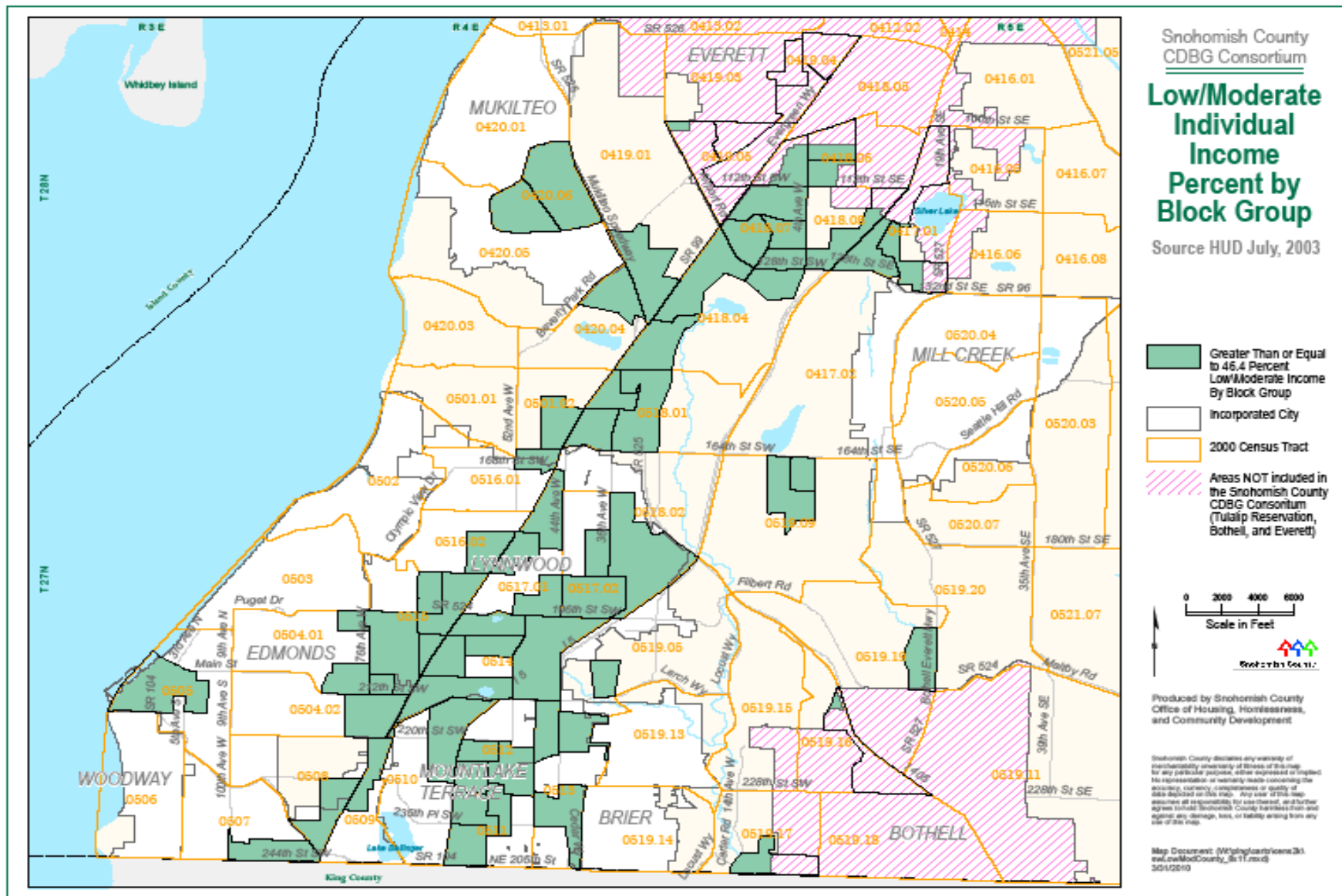


Figure 10



The Northwest Federation of Community Organizations (NWFCO) recently issued a report entitled *Searching for Work that Pays: 2009 Job Gap*. The report describes the economic challenge of many working families. It defines “living wage” as the amount a family must earn to “meet their basic needs, without public assistance, and that provides them some ability to deal with emergencies and plan ahead.” Basic needs include the cost of housing, utilities, food, transportation, health care, childcare (for certain household sizes), household costs, clothing and personal items, savings, and taxes. To earn a living wage in Snohomish County, a single adult must earn \$14.52 an hour, a single adult with one child must earn \$23.10 an hour, a single adult with two children must earn \$29.97 an hour, a household with two adults (one working) with two children, must earn \$28.45 an hour, and a household with two adults (both working) with two children must earn \$37.59 an hour (total amount earned by both adults). This is based on full-time, year-round employment. Ages of children are toddler and school-aged.

The following table compares Snohomish County’s living wage level as determined in the report above with 30 percent, 50 percent, and 80 percent of the county’s area median income, as defined by HUD. The living wage level for Snohomish County falls between 50 percent and 80 percent of the 2009 HUD area median income.

**Table 8**

<b>Snohomish County Living Wage Level &amp; 2009 HUD Income Guidelines</b>				
<b>HH Size</b>	<b>HUD 30% Median</b>	<b>HUD 50% Median</b>	<b>HUD 80% Median</b>	<b>Sno. Co. Living Wage Level</b>
1	\$17,100	\$29,500	\$44,800	\$30,202
2	\$20,250	\$33,700	\$51,200	\$48,048
3	\$22,750	\$37,950	\$57,600	\$62,338
4	\$25,300	\$42,150	\$64,000	\$59,176

\*4-person household is 2 adults (only one working) with a toddler & a school-aged child

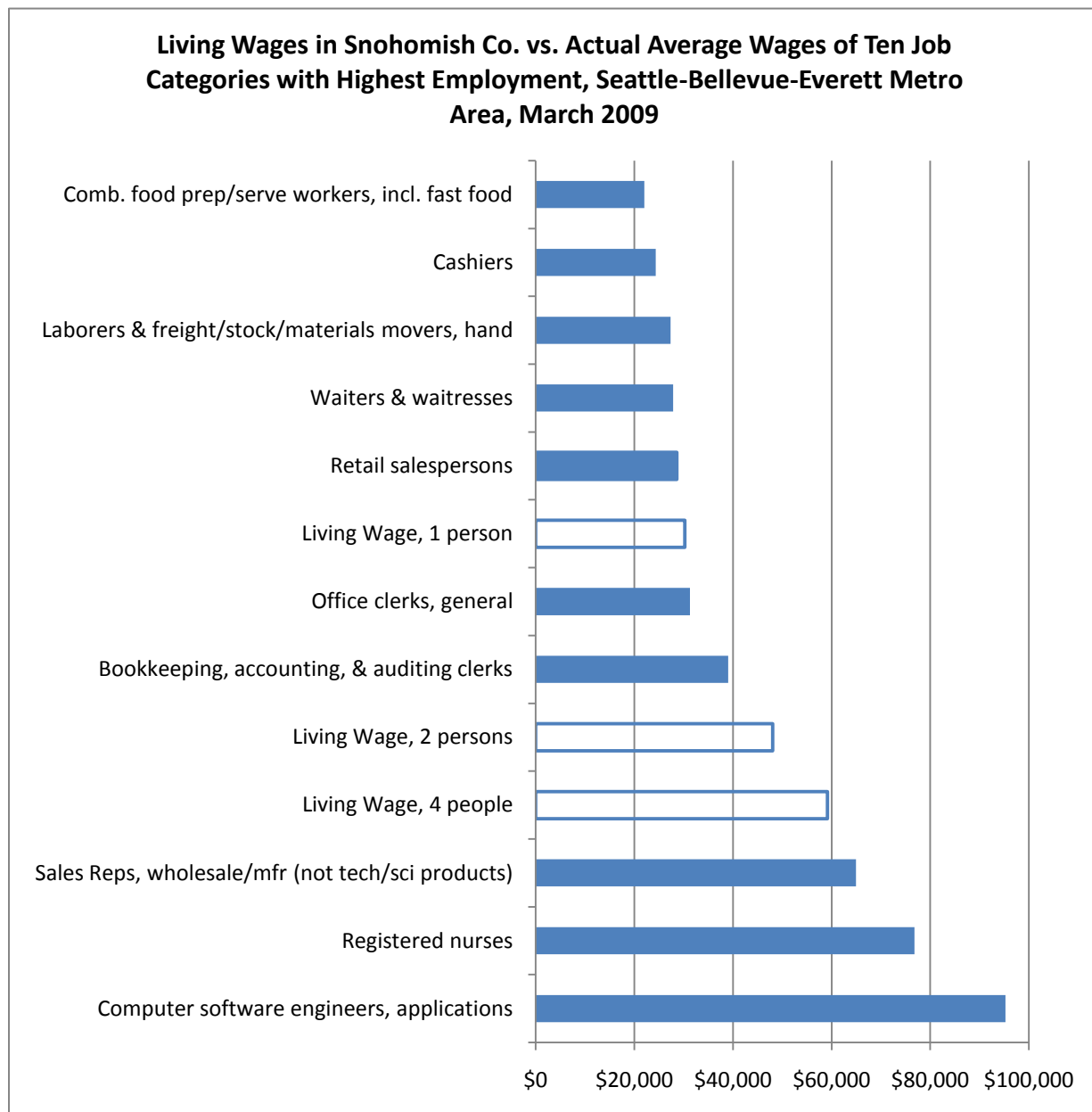
Source: U.S. Department of Housing and Urban Development and Northwest Federation of Community Organizations

The following figure lists the top ten occupations, based on the number of people employed, in the Seattle-Bellevue-Everett area and associated annual wages. Of the 10 most common occupations, only three exceed the NWFCO’s \$59,176 minimum annual income for a four-person household.

In point of fact, the data in the chart probably overstate the availability of living-wage jobs in Snohomish County. Since the job and wage data are aggregations of Seattle, Bellevue, Everett and Island County rather than specific to Snohomish County alone,

because King County is the acknowledged leading provider of well-paying jobs, and given that Census 2000 data indicate that 35 percent of the county workforce commutes to King County for their employment, the situation for those Snohomish County residents unable to commute and searching for livable-wage jobs is likely a good deal more dire than the data would indicate.

**Figure 11**



*Housing Units.* Since 2000, the number of housing units in the County has increased from 236,205 to 280,718 (19 percent). Sixty per cent (60 percent) of new units built are located in cities.

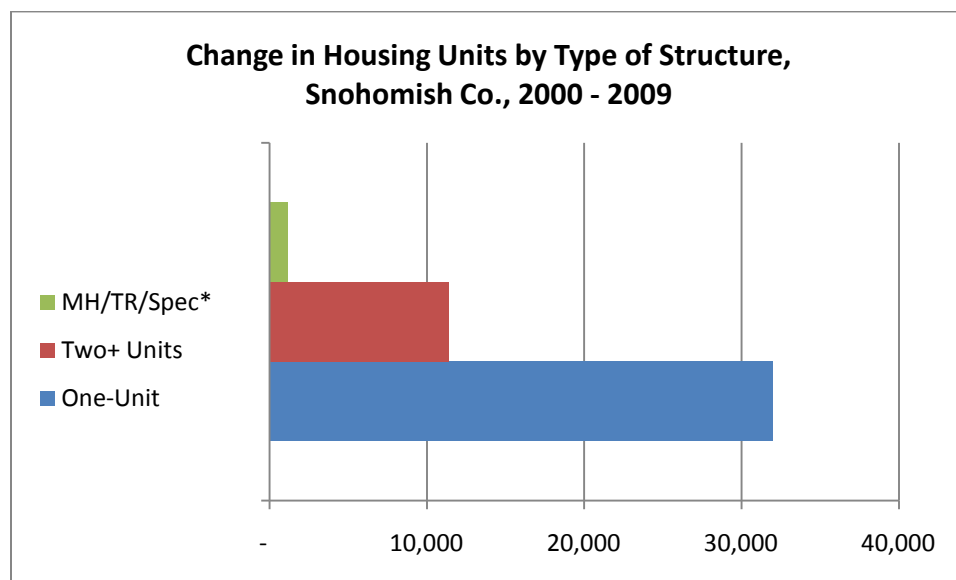
**Table 9**

<b>Growth in Number of Housing Units, 2000-2009</b>				
	2000	2009	Actual Change	Pct Change
Snohomish County (all)	236,025	280,718	44,513	19%
Unincorporated Area	108,986	126,821	17,835	16%
Cities	127,219	153,897	26,678	21%

Source: State of Washington, 2009 Population Trends, Table 8

The greatest increase was in the number of single-family units. During this time period, single family units increased from 155,178 to 187,150, multi-family units increased from 62,662 to 74,043, and mobile homes/manufactured housing and special units increased from 18,365 to 19,525.

**Figure 12**



Source: State of Washington, 2009 Population Trends, Table 8

Note, however, that overall there was virtually no growth in mobile/manufactured homes and special units from 2004 (19,438) to 2009 (19,525). In large part, this was due to redevelopment of manufactured housing communities. From 2006 to 2009, 16 such communities (also known as mobile home parks) were closed in Snohomish County.

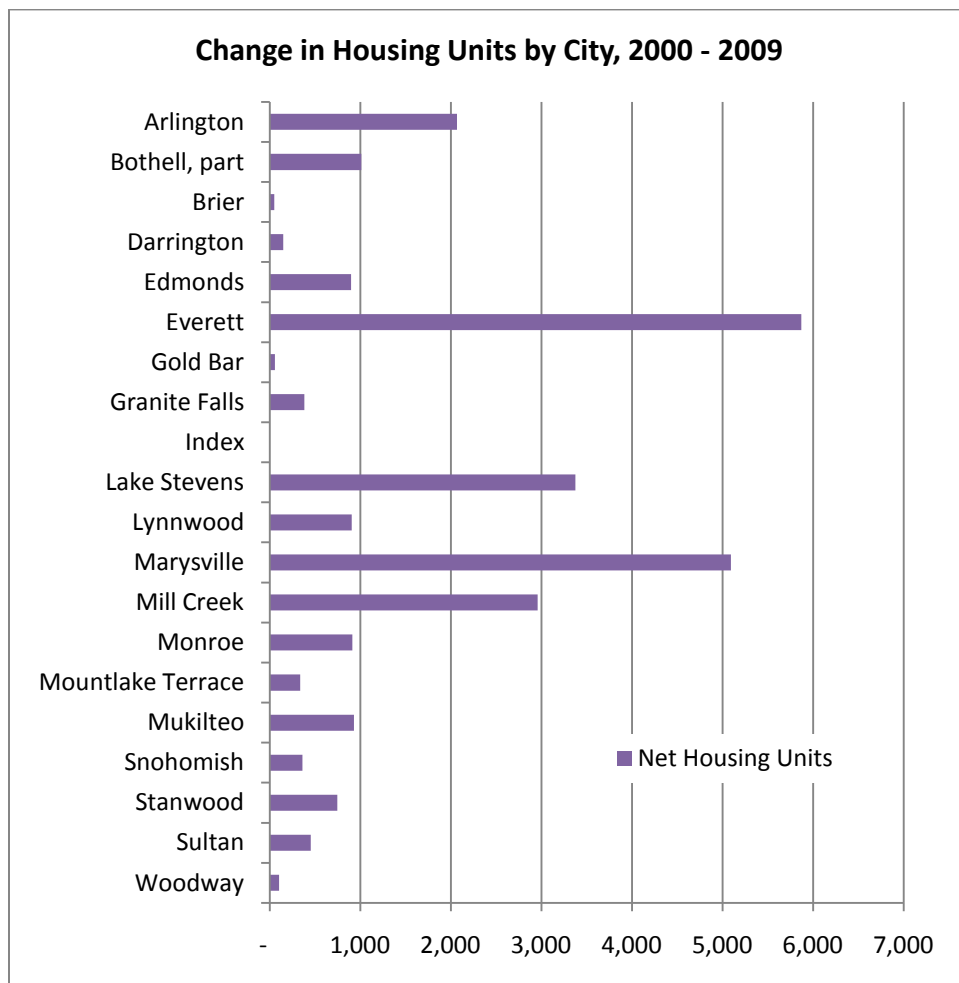
**Table 10**

Manufactured Housing Communities, Washington State, Since 2006		
	Parks Closed	Spaces Lost
State (including notice of closure)	57	2,171
Unincorporated Snohomish County	9	303
Snohomish County Cities	7	366
King County	4	104

Source: Washington State Department of Commerce and Snohomish County.

Cities with the highest net increase in number of housing units from 2000 to 2009 were Arlington, Everett, Lake Stevens, Marysville and Mill Creek, all with over 2,000 additional units.

**Figure 13**



Source: State of Washington, 2009 Population Trends, Table 8



In each of the cities but Everett, there are more single-family than multi-family units (See Table 11). In the majority of communities single-family units make up more than 60 percent of the housing stock, while in Everett they are 48 percent of all units. Since 2004, most communities experienced higher increases in single family-homes. Bothell, Edmonds and Everett, however, had greater increases in the number of multi-family units (not shown; State of Washington, 2004). Some of the increases in multi-family and single-family units in the different jurisdictions may be attributed to annexations.

The following table illustrates the relative distributions throughout the county of single-family housing (single units), multi-family housing (two or more units) and mobile home/manufactured housing and special types of housing (the MH/TR/Spec category).

**Table 11**

<b>Distribution of Housing Units by Type of Structure, Snohomish County</b>							
	All Types Total Units	Single- Units	Pct of Total	Multi- Family Units	Pct of Total	MH/TR/Spec Units	Pct of Total
Arlington	6,655	4,530	68%	1,742	26%	383	6%
Bothell, part	6,334	4,132	65%	1,442	23%	760	12%
Brier	2,166	2,115	98%	32	1%	19	1%
Darrington	653	468	72%	34	5%	151	23%
Edmonds	18,419	11,675	63%	6,647	36%	97	1%
Everett	44,384	21,142	48%	21,833	49%	1,409	3%
Gold Bar	828	588	71%	35	4%	205	25%
Granite Falls	1,257	934	74%	260	21%	63	5%
Index	100	90	90%	6	6%	4	4%
Lake Stevens	5,611	4,544	81%	951	17%	116	2%
Lynnwood	14,713	7,523	51%	6,652	45%	538	4%
Marysville	14,824	10,081	68%	3,272	22%	1,471	10%
Mill Creek	7,729	4,996	65%	2,732	35%	1	0%
Monroe	5,339	3,743	70%	1,483	28%	113	2%
Mountlake Terrace	8,555	5,251	61%	3,180	37%	124	1%
Mukilteo	8,076	5,159	64%	2,897	36%	20	0%
Snohomish	3,807	2,305	61%	1,426	37%	76	2%
Stanwood	2,256	1,605	71%	646	29%	5	0%

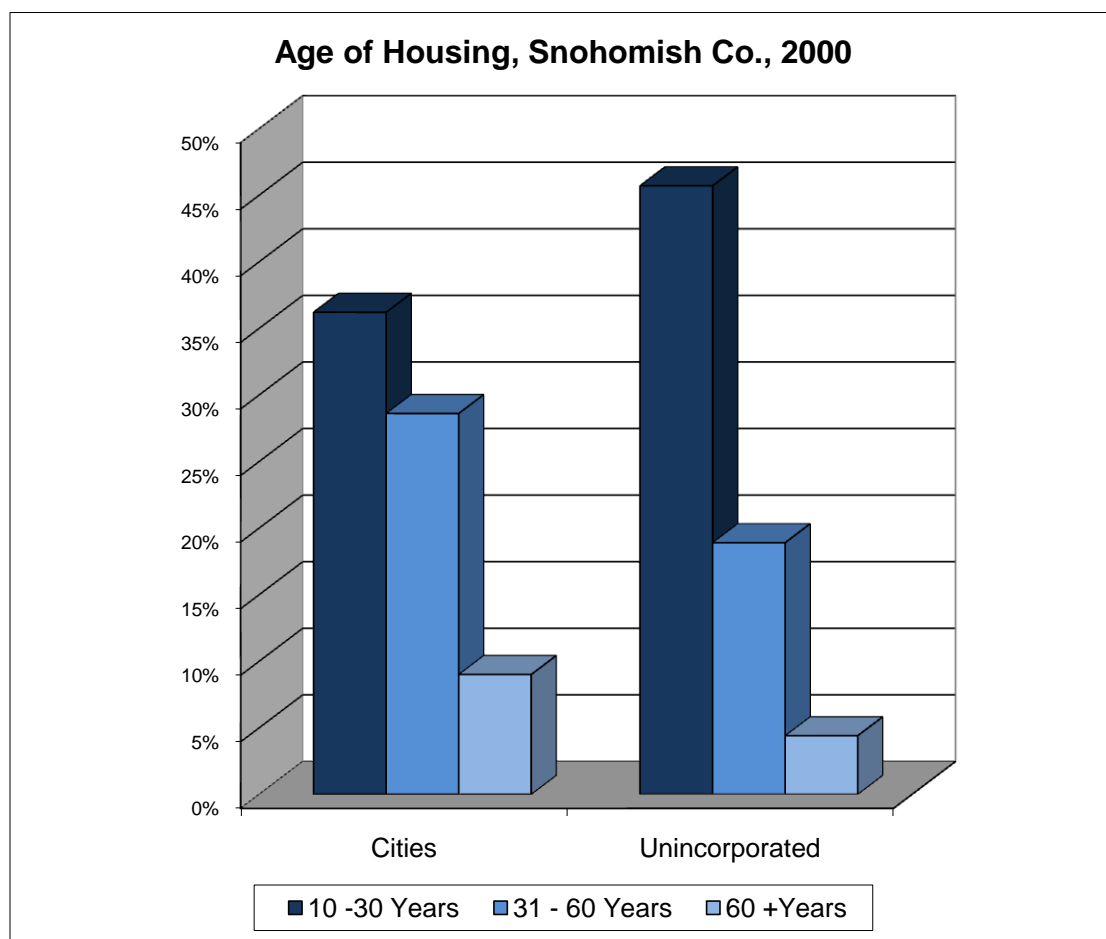
Distribution of Housing Units by Type of Structure, Snohomish County							
	All Types Total Units	Single- Units	Pct of Total	Multi- Family Units	Pct of Total	MH/TR/Spec Units	Pct of Total
Sultan	1,746	1,284	74%	224	13%	238	14%
Woodway	445	443	100%		0%	2	0%

Source: State of Washington, 2009. *Population Trends*, Table 8.

In the cities, housing units tend to be smaller than in the unincorporated area. Sixty-five percent (65 percent) of all studio and one-bedroom units are located in cities and 55 percent of all units with four or more bedrooms are located in the unincorporated County. As was the case in 1990, census 2000 data confirm that in the majority of cities, more than two-thirds of the units have two or three bedrooms.

As Figure 14 illustrates, the housing stock is older in the cities than in the unincorporated area.

**Figure 14**

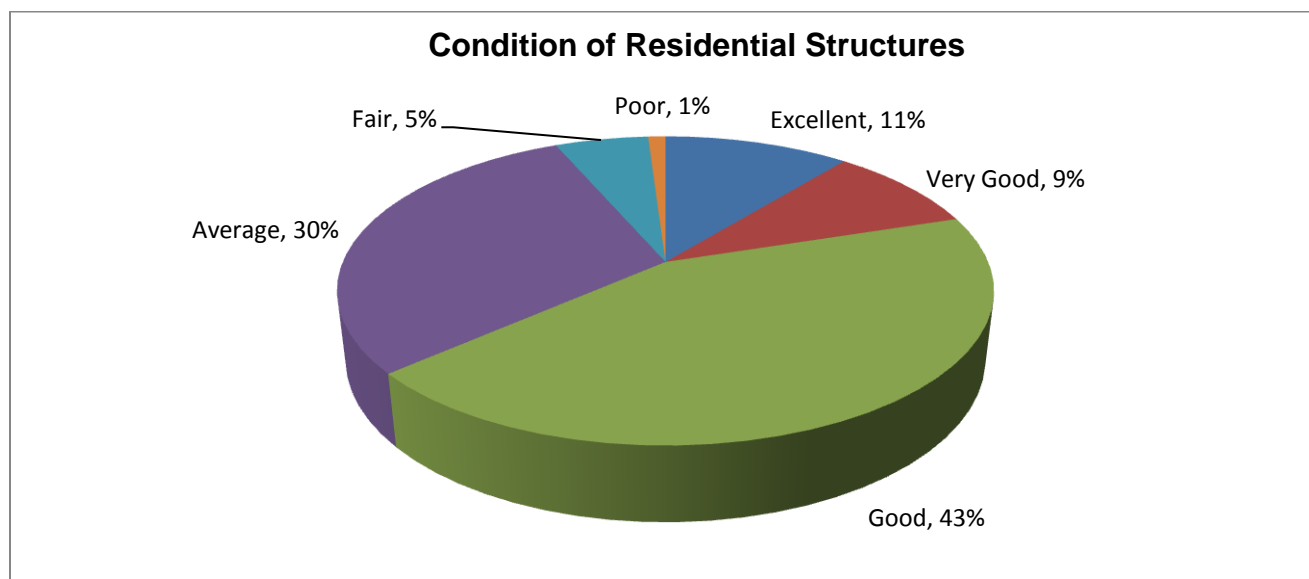


Source: 2000 Census

Communities in which older housing (60 years or more) comprises 15 percent or more of the total housing stock are Granite Falls (15 percent), Stanwood (15 percent), Everett (19 percent), Snohomish (22 percent), Darrington (22 percent) and Index (63 percent).

*Housing Condition.* The majority (63 percent) of the housing stock in the county is in good, very good, or excellent condition, as classified by the Snohomish County Assessor's Office. However, units in 36 percent of residential structure are in need of some repair. Units in average condition are those needing minor repairs and refinishing. Units in fair condition are badly worn and need much repair with many items needing refinishing and overhaul. Units in poor condition are worn out and require repair and overhaul of most systems (painted surfaces, roofing, heating, plumbing, etc.).

**Figure 15**



Source: Snohomish County Assessor's Office, 2009

**C. Homeless Needs and Strategy.** This section of the Consolidated Plan describes the Everett/Snohomish County Continuum of Care Homeless System including the nature and extent of homeless, an inventory of existing facilities/housing and services, priority needs, and strategy to address homelessness in our community.

*"We view homelessness as intolerable. Our vision is that every person in Snohomish County has safe, appropriate, and affordable housing"* (Everyone @ Home NOW, 2006). To achieve this vision, Snohomish County and the Snohomish County Homeless Policy Task Force (HPTF)/Continuum of Care (CoC) partnered to plan and carry out activities to address the needs of those experiencing or at-risk of homelessness throughout our county. The beginning of this section provides an overview of the legal authorizations and the bases for developing a local CoC and a description of our local

CoC system. Next, the planning and data collection sections will give the reader a sense of the planning and the data collection mechanisms for determining need. The heart of this section will provide a snapshot of the extent of homelessness, characteristics and needs of individuals and families with children for those who are sheltered and the unsheltered, and includes those at-risk for homelessness and those with special needs. This section wraps up with the HUD-prescribed priority needs table, services description, and strategies. Strategies address homeless prevention, outreach, shelter, housing and services needs, and transitioning persons to permanent housing and independent living. The overall goal is to reduce and ultimately end homelessness in Snohomish County. It will take a broad range of support and partnerships to address homelessness in our community.

### *1. Continuum of Care Background*

**Steward B. McKinney Homeless Assistance Act:** National attention on homelessness resulted in passage of the McKinney Act which created the impetus for local communities to organize and plan how to address homelessness and to secure funding for housing and services for those experiencing homelessness. Congress passed the Urgent Relief for the Homeless Act in 1987. The Act was renamed the Steward B. McKinney Homeless Assistance Act after its chief sponsor and signed into law in 1987. It was later named the McKinney-Vento Homeless Assistance Act, which provides federal funding for various programs to meet the needs of families and individuals who are experiencing homelessness. Individual organizations applied for HUD funding until 1994 when HUD encouraged creation of local coalitions or CoCs to come together and submit a single CoC application. CoC's were encouraged to coordinate a community-wide comprehensive and strategic approach to homeless assistance planning. The County has partnered with the HPTF to undertake planning, coordination of activities and submission of the annual consolidated CoC application to HUD.

**Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) ACT:** On May 20, 2009 the HEARTH ACT was signed into law, which made significant changes to the McKinney Act. The McKinney act was last reauthorized in 1992 and in subsequent years some changes were made through the annual appropriations process. The HEARTH Act is the most significant change since the creation of the CoC process. The HEARTH Act codifies the CoC process, makes changes to the homeless definition, consolidates program components, simplifies the match requirements, and emphasizes performance. The Act also enforces changes to the Emergency Shelter Grant and renames it the Emergency Solutions Grant. There will be increased emphasis on homeless families with children, reducing the duration of homelessness, increasing prevention activities, and emphasizing permanent supportive housing for

people and families experiencing chronic homelessness. It is expected that HUD will begin implementing the HEARTH Act by November 20, 2010. The County intends collaborating with the HPTF to update homeless planning and to implement changes driven by the Act and HUD regulations.

**Continuum of Care Components:** The CoC planning components include outreach, homeless prevention, emergency shelter, transitional housing, and permanent and permanent supportive housing. Comprehensive planning address all geographic areas of the local CoC, populations and subpopulations of people at risk for or experiencing homelessness, and speaks to the housing and supportive services needs. Planning is strategically positioned through short- and long-term goals to address these components, and the identified gaps or unmet needs. The CoC consists of non-profit social services agencies, businesses, other private and faith-based entities, government representatives and concerned citizens. In Snohomish County the CoC is embodied in the HPTF.

## *2. Planning*

**Everett / Snohomish County Continuum of Care:** The Snohomish County homeless system consists of all the CoC components noted above. The HPTF in partnership with the County has led the planning and development of Snohomish County's CoC for 20 years. Snohomish County's Human Services Department (HSD) and Office of Housing, Homelessness and Community Development (OHHCD) have led and coordinated numerous HPTF activities. Early HPTF planning efforts focused on improving service coordination. In 1994, lead by Snohomish County, the HPTF engaged in the first strategic planning effort which culminated in a 5-year plan to address homelessness. Thereafter, the HPTF engaged in annual action planning to address priorities and needs. In the past several years, the emphasis on homelessness shifted from managing to preventing and ending homelessness. This resulted in federal and state requirements changing and the development of local 10-year plans to reduce and end homelessness.

**10-Year Plan to End Homelessness:** In response to federal and state requirements, in 2005 the HPTF began creating a 10-year Plan to End Homelessness. Washington State's Homeless Housing and Assistance Act (RCW 43.185C) required a plan to reduce homeless by 50% by 2015 and HUD required a 10-Year Plan to End Chronic Homelessness and move Homeless Individuals and Families to Permanent Housing. In June 2006, the HPTF rolled out Everyone @ Home NOW, a 10-Year Plan to End Homeless by 2016 in Snohomish County. County Executive Aaron Reardon, City of Everett Mayor Ray Stephanson, Senator Patty Murray, and United States Interagency Council On Homelessness Executive Director Philip Mangano all spoke at the event

that was attended by numerous agency staff and volunteers. The plan was endorsed by the Snohomish County Executive and Council, and the City of Everett Mayor and Council. The plan provides recommendations, goals, and strategies to address homelessness and homeless prevention in Snohomish County. (See the strategies section at II. C. 8. for more detail.)

### *3. Data and Information Collection*

Snohomish County, the HPTF and agencies receiving homeless assistance funding are required to provide data and information via several mechanisms. The following describes the main methods that data are collected by the County and the HPTF.

**Annual Point-in-Time (PIT) Count:** The Annual Point in Time (PIT) Count data offers a snapshot of homelessness in Snohomish County and is intended to provide information that can be used in planning to meet the needs of the homeless and to further our ultimate goal of ending homelessness. We are required by HUD and by the state 2005 Homeless Housing Assistance Act (HB 2163) to conduct a PIT count of homeless persons in Snohomish County in January. The PIT Count Committee of the HPTF has organized the county's homeless count since 2004. The Snohomish County OHHCD assists in coordinating the annual PIT, provides technical assistance, and collects and reports the data.

**Homeless Management Information System:** The Homeless Management Information System (HMIS) is a computerized web-based system designed to collect data on homeless persons served in emergency shelter, transitional housing, permanent supportive housing, and prevention programs. The purpose of HMIS is to provide information on homeless housing and services in order to identify gaps, report local data, and provide information on resources for homeless services providers and funders. HMIS data is reported to HUD and the state, and national aggregate HMIS data is used for an annual report to Congress. The Snohomish County HMIS is a partnership between the local CoC and County government. The HMIS was implemented in 2005 as a result of federal and state requirements for a CoC. The Snohomish County HSD is the lead entity for HMIS and the HMIS system administrator provides training for approximately fifteen service providers. It is anticipated that additional service providers will be brought on-line as a result of funding requirements.

Agencies sponsoring projects funded under the SHP, S+C, ESG, ESHP, THOR, HGAP and EHP are required to participate in the HMIS system. In July of 2008 agencies receiving CDBG funding for public service projects that primarily serve homeless persons were also required to enter data into this

system. In Everyone at Home NOW, the HPTF recommended that all agencies receiving federal, state, local county and local city funds enter data into the HMIS.

**Annual Homeless Housing Inventory Chart (HIC):** The Snohomish County OHHCD updates the annual homeless Housing Inventory Chart (HIC) which is submitted to HUD and the state Department of Commerce Housing Division. The HIC is an inventory of emergency shelters, transitional housing and permanent supportive housing in the CoC. The HIC allows the Snohomish County OHHCD to record and report the number and type of housing units dedicated to the homeless in Snohomish County that are actively part of the local CoC. The HIC and PIT are used together to show capacity and unmet need, which are reported to the state and federal governments. The HIC totals and unmet need are summarized in HUD Table 1 A in Section II. C. 5. of this document.

**Homeless Definitions:** Homeless definitions vary across federal, state, local and private funding sources. Current HUD definitions below are effective for different program components/types:

- a person residing in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- an emergency shelter; or
- transitional housing for homeless persons; or
- Persons fleeing domestic violence
- If a person is in one of these three places, but most recently spent less than 30 days in a jail or institution, he/she qualifies as coming from one of the categories above.

And for certain project types:

- eviction within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing; or
- discharge within a week from an institution in which the person has been a resident for 30 or more consecutive days and no subsequent residence has been identified and he/she lacks the resources and support networks needed to obtain housing.

Other persons may be seen as homeless under other funding sources including, persons precariously housed, couch surfing, homeless students, and runaway homeless youth. The County expects broadening of HUD's definition following implementation of the HEARTH ACT.



#### *4. Need for Facilities, Housing and Services*

The following section describes the facilities, housing and service needs for sheltered and unsheltered individuals and families with children, including subpopulations of persons experiencing homelessness and those at-risk of homelessness.

**Homelessness in Snohomish County:** There are numerous causes of homeless, but the most often noted proximate causes are poverty conjoined with the lack of affordable housing and lack of economic opportunities. The recent economic recession placed more households at risk for becoming homeless, forced more households into homelessness, and put additional strain on those already homeless. Jobs were harder to secure for many people and job loss or low wages are leading factors in homelessness. In addition, various other factors cause and/or contribute to homelessness. Persons with serious mental illness or chronic substance abuse face significant risk factors for homelessness and these issues may hinder the progress people experiencing homelessness make toward stability in housing. Youth and young parents who are homeless face the challenges of family break ups and lack the maturity to manage adult responsibilities. The following data and narratives illustrate the characteristics and extent of homelessness in Snohomish County.

A July 2009 snapshot of DSHS clients in Snohomish County receiving certain services showed approximately 3,997 reported as being homeless. Of these, 1,934 were believed to have some type of housing and 2,063 were without housing. In another report, 2,565 children and youth and 2,557 adults were reported as homeless in a September 2009 Department of Social and Health Services report (Research and Data Division).

The Snohomish County Investing in Families Landscape Assessment (2009) states that “At least 1,670 students in Snohomish County were homeless during the 2008-2009 school year” a 14 percent increase from the prior school year. It estimates there were 1,064 families with children experiencing homelessness in Snohomish County on July 1, 2009.

The Community Case Management (CCM) data for 2009 showed 3,041 families with children completed an intake for emergency shelter and/or transitional housing and 1,103 households without children completed intakes for emergency shelter and/or transitional housing. Of these, 112 family households and 79 individual households were placed. The wait time for placement can vary by household type and other factors. The average wait time from September 2009 to February 2010 was 7.2 months for emergency shelter and 11.5 months for transitional housing (CCM data, 2010). Please note that the CCM system primarily reaches homeless families with children and



is not a complete representation of all homeless populations. People without children, whether single or couples, are underrepresented in CCM data.

The following section and tables illustrate more of the local need on persons experiencing homelessness in Snohomish County. The data is limited by collection methods and from various sources; however, it provides a snapshot of the need for housing and services to reduce and end homelessness in the county. Additional need data is provided in subsequent tables on subpopulations of persons experiencing homelessness.

**Table 12**

<b>Community Case Management 2.17.2010 Data Analysis of people on waitlist for emergency shelter and transitional housing (primarily serves families with children, underrepresents singles and couples without children)</b>	
Total unduplicated households/persons	1168 households / 2777 persons in households
Single Women with children	497 households / 1320 persons in households
Families with children	209 households / 798 persons in households
Single Male with children	29 households / 64 persons in households
Pregnant women – single	35 households / 35 persons in households
Pregnant women with partner	14 households / 28 persons in households
Single women no children	215 persons
Single male no children	50 persons
Two adults no children	17 households / 34 persons in households

**Table 13**

<b>Emergency Shelter Data (2008 and 2009 ESAP, OHHCD): Sheltered Households</b>		
	2008	2009
Total households	1,758	1,348
Total persons in households	2,387	1,868
Households with children	284 HH / 873 persons in HH	240 HH / 744 persons in HH
Households without children	1,472 HH / 1,514 persons in HH	1,108 HH / 1,124 persons in HH

**Table 14**

<b>Emergency Shelter Turnaway Data (2008 and 2009 ESAP, OHHCD)</b>		
	2008	2009
Total households	2,561	7,572
Total persons in households	4,788 (data collection limited)	17,200

**Table 15**  
**2010 ANNUAL POINT-IN-TIME COUNT (OHHCD)**  
**2,362 INDIVIDUALS IN 1,335 HOUSEHOLDS WERE COUNTED AS HOMELESS**

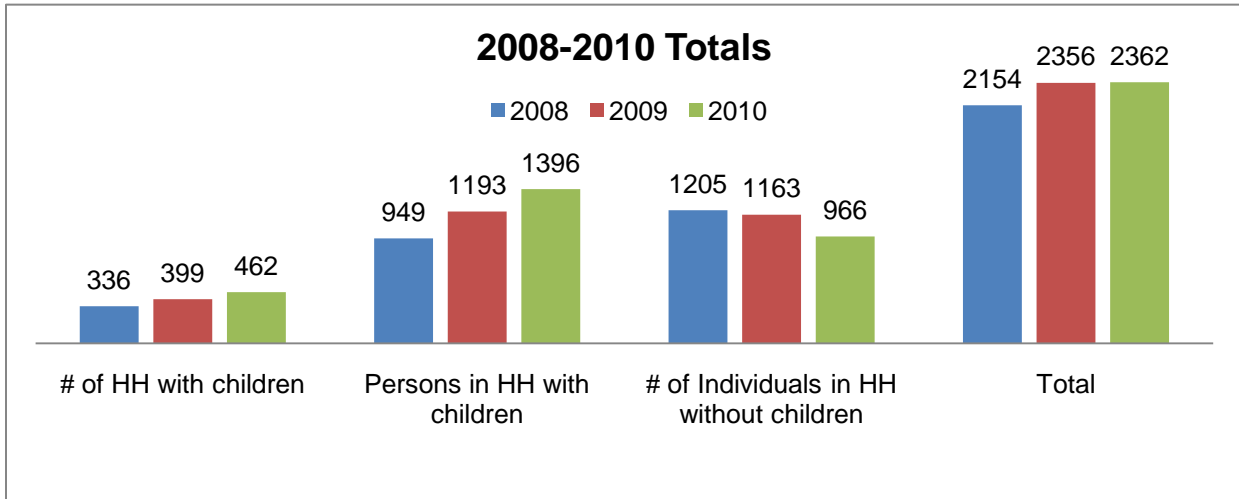
Homeless Populations	Street Count		Facility Count		
	Unsheltered	Tenuously Housed	Emergency Shelter	Transitional Housing	Permanent Supportive Housing
# of Families with Children (Family Households)	44	43	46	329	183
# of Persons in Families with Children	166	138	128	964	556
# of Households without children	395	168	228	82	335
# of Single individuals and persons in households without children	449	206	228	83	344
<b>Total individuals</b>	<b>615</b>	<b>344</b>	<b>356</b>	<b>1,047</b>	<b>900</b>
<b>*Total PIT count above does not include those in Permanent Supportive Housing per homeless definition</b>					

**STANDOUT DATA**

- 615 (26%) were unsheltered on the day of the count.
- 344 (15%) were tenuously housed.
- Out of 175 jail inmates surveyed, 115 (66%) reported as homeless.
- 1,403 (59%) were sheltered in emergency shelter, transitional housing or using motel/hotel vouchers.
- Approximately 862 (36%) were children under the age of 18.
- 1,412 individuals (60%) were in families with children households.
- Households with children comprise 35% of all homeless households.

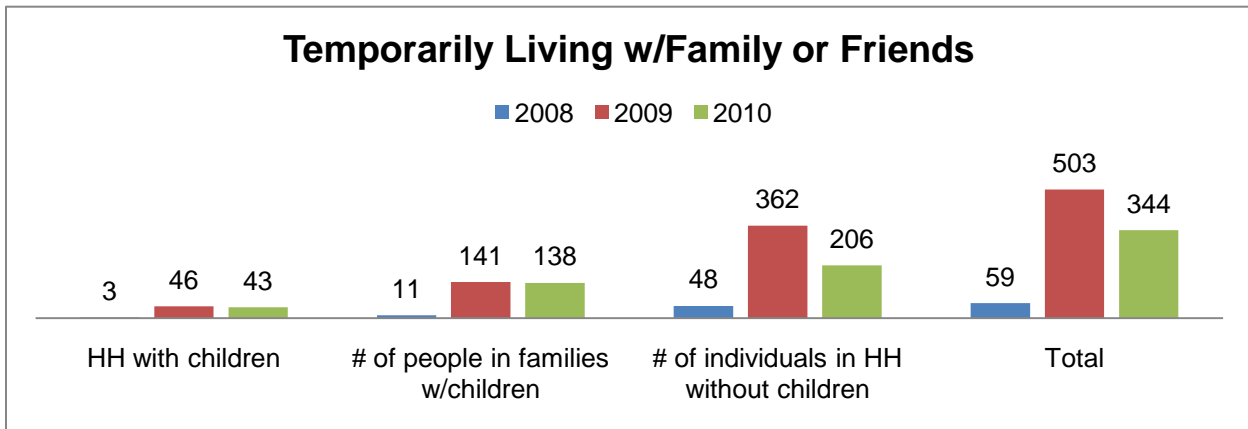
Unsheltered includes those counted from tally method and those surveyed who answered they were unsheltered the night before. Tenuously housed are persons sharing the housing of other persons due to loss of housing, economic hardship or a similar reason (often referred to as “doubled up” or “couch surfing”).

**Figure 16**  
**2008 -2010 Annual Point-in-Time Count Comparisons (OHHCD)**



Persons living in temporary situations may be considered homeless and will need to leave the temporary housing with no resources to obtain their own housing. These households/persons may be moving between friends and family households to avoid staying on the streets and shelters may not be an option if they are full. Others may be at-risk of homelessness without resources to transition to other housing. They may have some limited supports and resources, but not enough to obtain stable housing on their own.

**Figure 17**



The following tables and figure (Table 16, Figure 17, Table 17, Table 18) provide information from available statistics on the race/ethnicity and age of homeless persons.

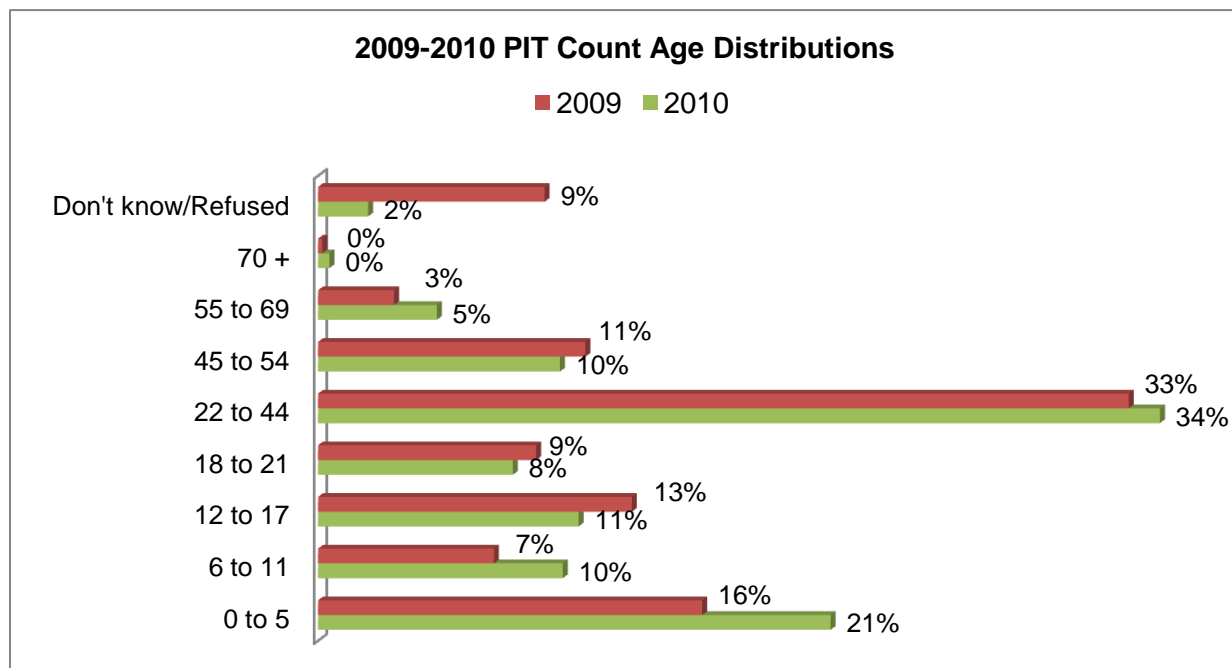
## Race and Ethnicity

**Table 16**

<b>Emergency Shelter Data (2008 and 2009 ESAP, OHHCD): Sheltered Persons</b>		
<b>Race and Ethnicity</b>	<b>2008</b>	<b>2009</b>
Asian / Asian American	1%	2%
Hispanic	8%	10%
African American / Black	15%	11%
Native American	7%	5%
White	64%	68%
Other	5%	4%
<b>Department of Health and Human Services (September 2009, Automated Client Eligibility System)</b>		
<b>Race and Ethnicity (ages 18 - 64) Homeless</b>		
Asian		8%
Black		7%
Hispanic		19%
American Indian		7%
White		14%
Other		7%

## Age

**Figure 18**



**Table 17**

<b>Emergency Shelter Data (2008 and 2009 ESAP, OHHCD)</b>		
<b>Age</b>	<b>2008</b>	<b>2009</b>
0-5 years	298	232
6-11	127	110
12-17	95	100
18-21	171	162
22-44	1,068	840
45-54	475	324
55-69	144	94
70 & over	9	6

**Table 18**

<b>PIT Data</b>		
<b>Age</b>	<b>2009</b>	<b>2010</b>
0-5 years	273	358
6-11	125	182
12-17	223	136
18-21	155	588
22-44	576	169
45-54	190	83
55-69	54	171
70 & over	3	8
Don't Know / Refused	161	35

**Geography of Homelessness:** Persons experiencing homelessness and persons at-risk of homelessness are found throughout Snohomish County. The annual PIT count covers all major regions of the county. Unsheltered homeless were found in the north, east, south and central areas (west is considered Puget Sound). Efforts are made to reach people in some of the county's most rural areas in the north and east regions. Persons who are homeless in rural areas tend to have access to fewer services and housing options. Transportation and employment opportunities are more concentrated in the central and south county areas. Several non profits have made efforts to target housing and services in rural areas in the north and east regions of the county. In 2009, there was Veteran's Stand down to bring services to the east county region that reached some of the veterans that were homeless or at-risk of homelessness. Providers may offer bus passes as available to assist persons who need to travel for services. There is also a provider group in east county that focuses on outreach and meeting the needs of the homeless and those at-risk.

**Characteristics and Causes of Homelessness:** In the table below are listed a number of the characteristics seen in persons experiencing homelessness and contributing factors that lead to homelessness. Specific instances can be seen in the subpopulations section. In general, persons experiencing homelessness are low- to very low-income, lack economic opportunities or have significant barriers to becoming employed, often have low wage jobs if employed, and do not have access to housing that is affordable to them. For some, their circumstances are complicated by mental illness, substance abuse, unmet medical or dental care, and living with disabilities. For others fleeing domestic violence or dealing with family breakdown, they suddenly find themselves without the resources necessary to be safely and suitably housed on their own. Many persons report that the lack of reliable transportation contributed to their becoming homeless. Providers note that transportation is a significant challenge for many persons trying to increase their ability to transition out of homelessness. Parents with children face the challenge of trying to get children to and from daycare, while trying to maintain or search for employment. Some type of reliable transportation is essential for persons to find and maintain employment and to meet their other needs. Bus transportation is not reliable, especially for those that need transportation from rural areas, nights and weekends.

**Table 19**

<b>Characteristics and Contributing Factors of Homelessness</b>		
Family breakdown	Low education levels	Unemployable
Mental illness	Lack of job experience	Trauma or sudden life crisis
Substance abuse	Living with chronic disabilities	Under employed
Teen/young parent(s)	Low wage earner	Unmet medical needs
Chronic illness	Lack basic life skills	Unmet dental needs
Domestic Violence	Lack economic opportunities	Lack of affordable housing

**Table 20**

**Needs as reported by person during the January 2010 Point-In-Time (PIT) Count**

<b>Top 10 PIT Needs for Homeless Households</b>			
	<b>Street</b>		<b>Facility</b>
Affordable housing	50%	Affordable housing	60%
A safe place to stay	27%	Job search assistance	25%
Food	24%	Case management	24%
Job search assistance	24%	A safe place to stay	19%
A place to clean up/shower	22%	Reliable transportation	18%
Bus ticket	19%	Personal or family counseling	15%
Dental care	17%	Mental health assistance	13%
Clothing	15%	Dental care	13%

Top 10 PIT Needs for Homeless Households			
	Street		Facility
Medical assistance	12%	Credit counseling	12%
Reliable transportation	9%	Educational information	11%
<b>*Facility surveys collected information from sheltered households. Street information is based on those literally on the streets.</b>			

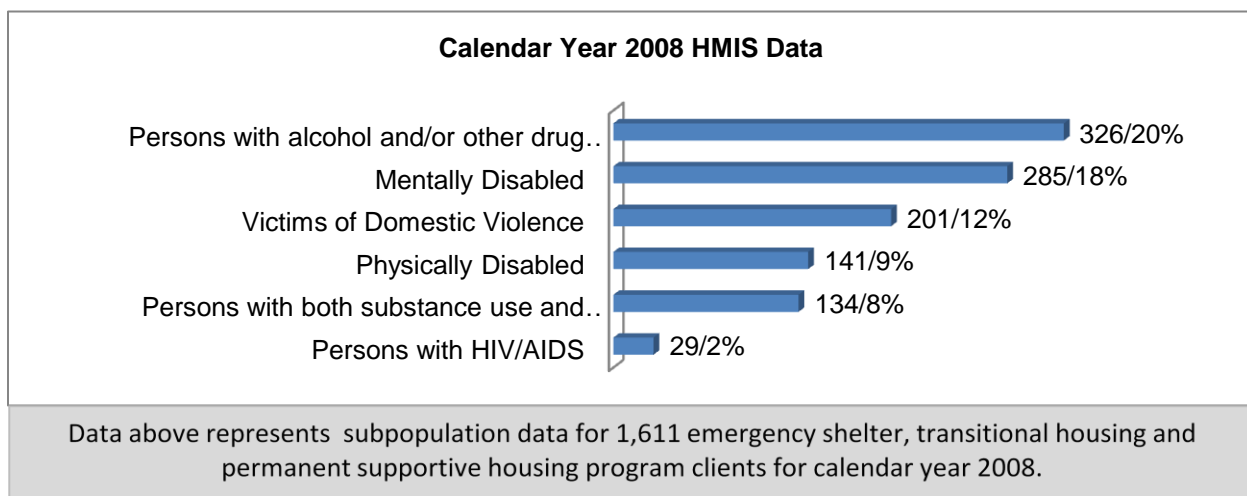
**Table 21**

**Causes as reported by persons during the January 2010 Point-in-Time count**

Top 10 Causes for Homeless Households			
	Street		Facility
Job Loss/Unemployed	56%	Job Loss/Unemployed	55%
Unable to pay rent or mortgage	28%	Unable to pay rent or mortgage	36%
Drug or alcohol use	23%	Family break-up	34%
Family break-up	21%	Drug or alcohol use	29%
Poor credit rating	15%	Victim of domestic violence	22%
Mental Health Issues	15%	Temporary living situation ended	21%
Medical problems/illness	14%	Mental Health Issues	17%
Temporary living situation ended	11%	Kicked out of home	13%
Kicked out of home	10%	Evicted for non-payment of rent and/or utilities	13%
Victim of domestic violence	9%	Medical problems/illness	12%
<b>*Facility surveys collected information from sheltered households. Street information is based on those literally on the streets.</b>			

**Figure 19**

**The Homeless Management Information System (HMIS) 2008 Data**



**Subpopulations of persons experiencing homelessness:** Among those persons experiencing homelessness are subpopulations of persons with special needs. The following narratives and tables illustrate some of the need for housing and services for subpopulations of persons served in shelters/housing, unsheltered and those turned away from housing and services. While the lists are not exhaustive they do provide a snapshot of the depth and breadth of need in the continuum of care.

**Domestic Violence:** Domestic Violence Services of Snohomish County (DVSSC / formerly the Snohomish County Center for Battered Women) is the only confidential domestic violence shelter and transitional housing agency in Snohomish County. The agency provides a safe and confidential shelter for those fleeing domestic violence. In addition, several other agencies and programs provide housing and services to victims of domestic violence. Women ages 20-34 endure the highest rates of domestic violence (Washington State Department of Health, online, 2010). Lynnwood Police statistics (online, 2009) showed an 11% increase of new victims in contact with the Domestic Violence Coordinator from 2007 to 2008. In the 2009 -2010 program year to date, DVSSC has seen an increase in extremely low-income persons (93.8%) in their emergency shelter.

**Table 22**

Victims of Domestic Violence Experiencing Homelessness
<b>Local Need Data</b>
2008-2009 program years: 81 adults and 95 children served in DVSSC emergency shelter.
2008-2009 program years: 22 adults and 40 children served in DVSSC transitional housing.
2008-2009 program year: 2,861 hotline calls to DVSSC.
2008-2009 program year: 1,540 turnaways from DVSSC.
2008-2009 program years: 1,706 adults served with legal/community advocacy through DVSSC.
2008-2009 program years: 469 adults and 149 children served in DVSSC support groups.
201 or 12% of those reported in HMIS were victims of domestic violence housed in other agencies (not DVSSC).

**Persons with Disabilities:** There is a close relationship between having a disability and homelessness. From 2005 to 2007, of the total persons served, shelters reported 1,177 (14.7 %) persons with mental health issues or chronic mental illness, 1,063 (13.2%) with substance abuse problems, 888 (11%) with alcohol abuse issues and 27 (3.4%) persons with other disabilities. There is a duplication among those characteristics (i.e., a person may be reported as both mentally ill and having substance abuse problems). Conversely, intake statistics may underreport disabilities because some are not readily apparent at the time a person enters the shelter. According to the Washington State Developmental Disabilities Council 2008 Task Force report *Aging with Developmental Disabilities*, "While not always visible, these disabilities can result in



serious limitations in everyday activities of life, including self-care, communication, learning, mobility or being able to work or live independently. Such disabilities are almost sure to result in some need for specifically designed education, support, and assistance to live and work in their local communities.” The January 2009 Point In Time Homeless Count surveyed 2,356 homeless persons, of which 426 self-reported a disability.

The Snohomish County Division of Long Term Care and Aging Area Plan indicates that in 2000, there were 23, 280 persons 65 years of age or older in Snohomish County with a disability representing 42.8% of the older population. Of the 23,280 persons 65 years-of-age or older with a disability, 13, 800 (59.3%) were women. Poverty rates for men and women age 65 and older with a disability were 656 (6.9%) and 2,057 (14.9%) respectively.

Lack of housing and support services for people living with disabilities can lead to homelessness or put persons at-risk of homelessness. Living with some type of disability is often a common factor for many persons experiencing homelessness. Disabilities may include chronic mental illness or chemical dependency, chronic physical disabilities or chronic health conditions.

**Persons Living with HIV/AIDS:** Catholic Community Services (CCS) is the agency in Snohomish County that provides housing assistance for those living with HIV/AIDS and experiencing homelessness. CCS is currently serving and housing 62 persons, plus family members. Persons served are single individuals and persons with families and all are experiencing homelessness. CCS has 25 persons on their waitlist for housing. CCS provides rental/leasing assistance in transitional or permanent supportive housing. They may occasionally provide an emergency shelter voucher if space is available. All persons served receive HIV/AIDs case management. The Lifelong AIDS alliance indicated that high needs for these persons include medical care and food. They have seen an increase in assistance needed with the economic recession. The high cost of medication, loss of insurance and employment put these persons at high risk of homelessness or contribute to their homelessness. Providers note that getting into housing in Snohomish County is difficult for these households.

**Chronically Homeless:** “The cost of supporting an unsheltered chronically homeless individual exceeds \$100,000 annually in service dollars for shelter, emergency room visits, jail days, etc. Stable housing with supportive services is much less costly and yields more positive results” (Draft Snohomish County Mental Health and Chemical Dependency Plan, August 2008). National research and local data demonstrates that these persons are often able to stabilize when placed in housing where services are available. Continuum of Care agencies have had a greater than 80% (2008 & 2009 CoC

Application) success rate for persons stabilizing and staying in housing coupled with supportive services in permanent housing and a large number of those persons were chronically homeless.

Washington State Pathways for Assistance to Transition from Homelessness (PATH) indicates that 38% of consumers were homeless for more than one year, and 38% were staying outdoors and 27% were staying in short term shelter (PATH website, 2010). While it is not entirely clear from this data that all of these persons would meet the definition for chronic homelessness, many of them likely are or will be in the future if not assisted with services and housing. Research shows that chronic homeless persons are high users of resources and the most successful model is permanent supportive housing, especially utilizing a housing first model. Current HUD definitions limit chronic homelessness to unaccompanied individuals with disabling conditions. However, the CoC recognizes that there are head of households in couples and families with children that have disabling conditions, and the household has experienced long or repeated episodes of homelessness. The HEARTH ACT is expected to broaden the definition for HUD CoC programs.

**Table 23**

<b>Persons Experiencing Chronic Homelessness</b>
<b>Local Need Data</b>
42 served Oct-Dec 2009 through The Salvation Army (TSA) Outreach Program
Approximately 50 bednights of cold weather shelter Dec 2009, TSA program
109 persons on CCS waitlist for permanent supportive Housing (PSH). Wait time is over a year for PSH.
Capacity to serve approximately 206 persons at any point in time through dedicated chronic homeless beds – usually full to capacity (2010 HIC, OHHCD).
Washington Home of Your Own – 32 individuals served. Waitlist closed in winter 2009 with 15 persons waiting and the wait time reached 12-36 months.

**Veterans:** The Homelessness Research Institute of the National Alliance to End Homelessness has published a 2008 Data and Policy Update, in which new data from the Department of Veterans Affairs (VA) show that approximately 131,000 veterans were homeless at a point in time in 2008. This is a rate of 58 homeless veterans for every 10,000 veterans, more than double the rate of homelessness among the general population. The estimated number of homeless veterans in WA State in 2008 was 8,264, out of a total of 606,459 veterans statewide. A growing body of research indicates that female veterans have a higher risk of homelessness than their male counterparts. Homeless veterans tend to be predominately male, except for a higher percentage of female veterans in younger cohorts. Most are between 35-45 years old and predominately Vietnam veterans, though the numbers of combat veterans returning from Afghanistan and Iraq are growing. Homeless veterans are generally high school

graduates, honorably discharged, unemployed, and 40% are never married and lack family supports. Research shows that approximately 33% of the adult homeless population are veterans. Veterans experiencing homelessness need a variety of housing and supportive services, including mental health, medical and dental care (characteristic data from WA State Department of Veterans Affairs 2007 Action Plan and 2008 American Survey Data).

**Table 24**

Veterans Experiencing Homelessness	
Local Need Data	
271 veterans served by Snohomish County Veteran's Assistance in 2009 that provided 959 vouchers for shelter, food, medical, transportation and other emergency assistance.	
94 veterans counted in the 2009 PIT and 91 in the 2010 PIT (OHHCD)	
996 veterans enrolled 2003 -2008 in Workforce Development Council of Snohomish County Homeless Veterans Program. 366 enrolled in 2007-2008 program years and of these 175 were placed in housing.	

**Chemical Dependency:** Several programs in the county have made accommodations for set-aside units to provide transitional housing to persons in treatment programs. The best practice models and community need continue to demonstrate that without housing, sobriety is unlikely to be successful. Supportive housing models that include case management with treatment while in housing allow client's to focus on recovery, rather than repeat homelessness. The WRAPS program is one local example of a new initiative pilot program that is showing positive outcomes (see Initiatives section at II. C. 8. for more detail). Many programs have modified service models to move persons directly from inpatient into housing and will work with clients through relapse. There are still high numbers of persons on waitlists for housing, and many attending county treatment programs continue to do so while homeless, reducing the potential for positive outcomes. There are currently over 100 homeless persons on a waitlist for housing who are also in treatment at Catholic Community Services. The County's 2008 HMIS data shows 18% of persons have substance abuse issues (OHHCD, 2010).

Snohomish County HSD reported data for calendar year 2009 for persons receiving chemical dependency treatment who are homeless or at risk of homelessness: 107 persons in drug-free shared transitional housing; 129 persons in emergency shelters; 129 persons with no stable arrangement; 263 persons on the streets; and 27 persons in transient quarters (some persons were duplicated in the reported numbers).

**Mental Health:** The 2007 State Mental Health Housing Plan published by the Department of Social and Health Services (DSHS) suggest that in 2005 there were approximately 6,000 consumers of public mental health services who experienced homelessness during the year in the five largest Regional Support networks alone.

Without safe, stable, supportive places to live, individuals leaving state institutions are more likely to be re-hospitalized and are less likely to recover. Besides the personal toll, numerous hospitalizations, higher likelihood of incarceration and more frequent use of emergency health services cost the state and taxpayers a significant amount of money. (Susan Schoeld- Mental Health Housing Consortium Position Paper on Housing for People with Mental Illnesses Leaving State Institutions)

Compass Health, a major provider of mental health housing and services, provided the following local information. The agency served over 4,531 adults and 2,441 children in Snohomish County with 183,798 hours of service in fiscal year 2008-2009. The Compass Projects in Assistance for Transitions from Homelessness (PATH) program provides outreach services to approximately 500 persons and 125 of these persons are expected to need mental health services and be enrolled in PATH. In the last year, PATH consumers indicated that 53% were literally homeless and 37% were at-risk of homelessness. PATH case managers provide outreach through the county and collaborate with health care, DSHS, shelters, hospitals, veteran's assistance providers, police and fire, chemical dependency providers and others. Seventy-five percent of PATH consumers last year were between the ages of 18 and 49. There are 300 persons on the Compass housing waitlist. The County's 2008 Homeless Management Information System data shows 20% of persons had mental health disabilities (OHHCD, 2010).

**Youth:** According to the National Alliance to End Homelessness, between 5 and 7.7 percent of youth experience homeless each year (NAEH, 2007). Youth experiencing homeless are often thought of as those between the ages of 12-24, as the developmental age of maturing youth does not necessary mirror their chronological age. The experiences that put youth at risk of or cause homelessness, also affect their development. Typical adolescent development occurs over time and according to Dartmouth researchers the brain continues developing into the twenties (Baird and Bennett, 2006).

Homeless youth are at greater risk for abuse, assaults, prostitution, suicide, substance abuse, gang involvement, chronic homelessness (over time), illness and death (Smarter Youth, Stronger Communities, Portland State University, May 2009). The same research indicated that one dollar invested in these youth yields four dollars in savings. The researchers noted that it costs between \$470,000 -\$3 million per youth to not provide at-risk youth services.

Youth may become homeless for similar reasons that adults become homeless, yet family breakdown is a primary cause. Family conflict, parental substance abuse, domestic violence and similar factors underlie the family disruptions that lead to a

breakdown in the family and subsequent youth homelessness. Youth often experience depression, post traumatic stress syndrome and other mental health issues. A lack of experience and education leave youth with mostly minimum wage jobs which fall short of the needed housing wage. Teen parents/young heads of household that are pregnant or parenting face significant challenges that may lead to homelessness, as they try to manage adult responsibilities that they may not be prepared to tackle and / or they lack family supports. The following table provides some of the local needs data for youth experiencing homelessness in Snohomish County.

**Table 25**

<b>Youth and Young Adults (13-24) Experiencing Homelessness</b>	
<b>Local Need Data</b>	
Youth emergency shelter (13-17): 2007-2008 served 144 youth and 2008 -2009 served 159 youth and turned away 24 youth (Cocoon House)	
Youth transitional housing (13-17): 2008-2009 served 66 youth (Cocoon House)	
Youth transitional housing (18-21): 2008 and 2009 served 22-27 per year. Turn away 13-16 homeless youth per month on average (Friends of Youth)	
Pregnant & parenting teens/young adults: 44 persons in 21 teen households and 71 persons in 32 young households (Housing Hope, CDBG Annual Report, OHHCD, PY 2009)	
41 teen parents (16-19) and 200 young parents 20-24 on the homeless shelter and transitional housing waitlist (Community Case Management, 2009)	
RYMIS online data base/HHS/Cocoon House data for combined 2008 & 2009 calendar years: 61 Basic Center turnaways; 1380 contacts for assistance; 8,490 street outreach contacts.	

**Seniors:** Snohomish County seniors that may be homeless and unlikely to have the financial means to live independently are often doubled up with friends or relatives. Persons over 55 make up just over 20% of the county population. In the calendar year 2009 there were 113 persons over age 55 on the shelter/transitional housing wait list with community case management. Agencies for seniors in the county report no previously implemented tools for tracking homelessness or imminent risk of homelessness to this fast growing population. Nationally there are at least 9 Seniors waiting for every occupied unit of affordable housing, (HEARTH, home for good, 2009). In 2009 there are on record 64 calls to senior services for housing from homeless seniors.

**Incarcerated Homeless:** There is a strong correlation between homelessness and incarceration. Those experiencing homelessness oftentimes have substance abuse problems and serious mental illnesses. In the 2009 PIT count, 56% of the homeless jail inmates reported substance abuse issues and 23% reported a mental illness. In the 2010 PIT count, 50% reported a substance abuse issue and 15% reported a mental illness. Those with mental illnesses may not be able to cope with the stress of homelessness and subsequently may be at higher risks of committing crimes.

Substance abuse issues often times lead to arrests for public intoxication, violation of liquor laws or drug possession and/or drug sales.

Other homeless criminal activities are predominately minor crimes that directly result from their efforts to survive with few resources; e.g. breaking into buildings to escape the elements; or stealing cigarettes, clothing or food ([www.allacademic.com//meta/p\\_mla\\_apa\\_research\\_citation/1/8/4/4/0/pages184400/p184400-5.php](http://www.allacademic.com//meta/p_mla_apa_research_citation/1/8/4/4/0/pages184400/p184400-5.php)).

For the annual PIT count, a random sample survey is administered to the Snohomish County Jail inmates. In 2008, 65% of the surveyed inmates reported they had no housing upon release. Both in 2009 and 2010, 66% of those surveyed in the jail reported the same.

**Lack of Employment Opportunities:** Lack of employment opportunities and housing wage jobs are contributing factors that underlie homelessness and place persons at risk of homelessness. Snohomish County's unemployment rate for December 2009 was 10% (not seasonally adjusted) according to the U.S. Department of Labor. Persons who are experiencing homelessness and at-risk of homelessness are usually low- to very low-income, may have experienced a sudden loss or reduction of income, may lack the skills and education to secure employment, and are frequently unemployed or in some situations may be unemployable. Our current economic recession left increasing numbers of moderate income and middle class households homeless or on the brink of homelessness. The county needs increased opportunities for these persons to secure employment, especially jobs that will lead to housing wage employment. Employment opportunities can be thought of broadly and include job preparation and skills acquisition, job training, job coaching, job development, education, vocational training, and similar activities.

### **Continuum of Care Homeless Prevention Needs**

**Homeless Prevention:** Preventing homelessness is critical to ending homelessness in Snohomish County. Identifying those at high risk of becoming homeless is a key strategy to stemming the flow of persons entering homelessness and increasing stress on an already overwhelmed homeless system.

"In the last two years, our nation has witnessed profound changes. Unemployment has reached levels not seen in a quarter century. Homeowners and renters alike have been driven from their housing by foreclosures--to compete against each other in a tightening rental market. Wages and public assistance benefits have declined in relation to escalating prices for everything from consumer goods to food and housing. Accordingly, those whose financial and personal supports place them at the bottom of the ladder are



increasingly only one financial crisis or one more episode of family conflict from homelessness. Shelters for families, youth, single adults, and survivors of domestic violence are filled with households who have lost their housing and have no way to pay the costs of re-housing. Their prolonged length of stay prevents other households in crisis from accessing critical safety net resources” (NAEH Prevention Guide 2009).

Snohomish County has seen these same factors locally that have contributed to an increase in requests for assistance for people struggling to stay housed.

**Table 26**

<b>Homeless Prevention Assistance and Turnaways</b>	
<b>Local Need Data</b>	
936 households with 2548 persons in the household served 2009 (ESHP data, OHHCD)	
46 households with 151 persons served and over 34 turnaways 10/09 -2/10 Snohomish County HPRP (OHHCD)	
8926 calls for rent/mortgage assistance in 2009 (VOAWW website, 211 stats)	
6931 calls for utility assistance heating and 1031 for other utility assistance in 2009 (211 stats)	
2442 households with 6202 persons turned away from prevention services 2009 (ESAP, OHHCD)	

**Table 27**

<b>Homelessness Prevention Turnaways (ESAP, OHHCD)</b>		
<b>Local Need Data</b>	<b>2008</b>	<b>2009</b>
Total households	2,227	2,442
Total persons in households	5,394	6,202

While numerous factors place households at risk of homelessness, some of the prominent factors affecting many households are a loss or reduction in income that may have been caused by a job loss or reduction in hours, a medical crisis or similar event where persons could not work and pay for expenses. and low and very low income levels or under employment where households may be teetering on the edge. Persons who are paying greater than 30% of their income for housing costs are at risk, as they may not have the resources to manage a change in income or other crisis. The Continuum of Care recognizes the need to increase prevention services and to address this need. The Homeless Prevention and Rapid Rehousing Program funded under the Recovery Act had provided some additional prevention services. The County expects changes to the ESG grant through the HEARTH ACT that might bring additional prevention funds to address his need.

**Table 28**

Homeless Prevention	
Factors that put persons at risk of homelessness	
Young head of household (under 25)	Frequent moves
Pregnant or recent child birth (under 25)	Domestic violence
Trauma event or health crisis	Over crowding
Combat experience for veterans	Institution discharge
Sudden loss or reduction in income	Low or very low income
Job loss or reduction in work hours	Eviction notice
Current or past involvement with child welfare	3-day pay or vacate notice
Low to extremely low income (50% & 30% AMI)	Behind in utility expenses
Credit problems that hinders obtaining housing	Mental health issues
Housing cost burdened >50%	Substance abuse issues
Prior episode(s) of homelessness	Physical disabilities
Family disruption, especially for youth at-risk	Significant medical debt

**Chemical Dependency:** In Snohomish County 8.6% of adults earning less than 200% the federal poverty level are in need of treatment. In 2008 the Snohomish County treatment gap is 74.5% that equates to almost 5,962 individuals who, because of lack of funding, are not able to access publicly funded treatment. Individuals receiving publicly funded treatment in Snohomish County have significant factors such as income, employment and homelessness impacting unmet needs. In Snohomish County 74.5% of those admitted into treatment during the past year report a monthly income of \$0 to \$500 per month; 14.4% report incomes between \$501 and \$1,000. As a result of economic collapse in 2009, funding to serve this population was significantly reduced. Waiting lists for indigent populations seeking alcohol and/or drug treatment services have quadrupled. However, demand for treatment far exceeds current funding levels. There are several different sub-populations by age with serious alcohol or drug abuse conditions whose housing situations have not yet deteriorated to the brink of homelessness. Drug and alcohol prevention programs currently serve some and others may be involved in at-risk intervention programs for homeless prevention. Undoubtedly large numbers of others are not yet identified as needing intervention to prevent possible homelessness or other serious problems.

**Youth and young adults at-risk of homelessness:** Youth and young adults under the age of 25 are at high risk of homelessness if they are pregnant or parenting. These young parents take on adult roles at an early age which in turn may compromise their ability to continue their education and they experience lower income levels (Housing Hope, 2010).

Family discord is a leading cause of homelessness for youth. When parents are struggling with economic factors, adolescent development and other issues that cause



family discord, the youth are at increased risk of becoming homeless. In addition, parents may have mental health and substance abuse issues or there may be domestic violence or abuse occurring in the household that youth are trying to avoid by leaving home. Cocoon House operates Project Safe a model program to prevent youth homelessness. For parents that participated in Project Safe prevention services, approximately 90% of the teens avoided an emergency shelter stay (Cocoon House records, 2008/2009). From 2003 to 2009 Project Safe saw a 50% increase in parents served. Parents were also utilizing more of the supportive services beyond the therapeutic phone consultation, such as classes and support groups.

Domestic Violence places persons at-risk of homelessness, since they often must flee from their housing without the resources to secure other housing. Domestic Violence Services of Snohomish County has future plans that include a Teen Dating Violence program that will include a prevention-based outreach model and education component targeted to teens, schools, parents, general public, professionals and others who may be in contact with teens.

#### *5. Continuum of Care Facilities, Housing and Services Inventory and Unmet Need*

**Annual Homeless Housing Inventory:** Washington State and HUD require submission of a homeless housing inventory each year. The inventory provides a listing of emergency shelters, transitional housing and permanent supportive housing beds and units and, seasonal and overflow/voucher beds for those experiencing homelessness. Below are descriptions of a few types of housing that may be available for people experiencing homelessness.

- **Emergency Shelter** is intended to be short-term shelter for those experiencing homelessness. Shelters provide a safe place for individuals and families to address their housing crisis, be assessed for appropriate housing and services, and to prepare to move to transitional housing or permanent housing.
- **Emergency Vouchers/Overflow Beds** are short-term hotel/motel vouchers or overflow beds in emergency shelter facilities that are used as needed and available. Overflow beds are often needed during the winter when temperatures drop to shelter persons from dangerously cold weather.
- **Transitional Housing** is intended to provide up to 2 years of housing and services for those individuals and families that need more time and services to prepare for permanent housing.

- **Permanent Supportive Housing** is not time limited and is intended for persons that need long term housing coupled with supportive services that address the needs of persons living with various types of disabilities (physical, mental illness, etc).
- **Permanent Housing** are other types of housing options that persons may secure and include market rate rentals, subsidized rental vouchers, affordable housing rentals, homeownership or other types of housing that are not coupled with ongoing supportive services, though they may provide transitional or intermittent services as needed. These types of housing are not included in the annual homeless housing inventory below.

**Table 1A:** As prescribed by HUD, the following table provides a summary of the homeless housing inventory updated as of January 2010 and the 2010 PIT count. The unmet need for housing is a snapshot of unmet need based upon the housing capacity and PIT count, then using provider input for the types of housing needed. The HPTF recognizes that the annual count does not capture all homeless persons in the county, so the unmet need for housing is considered greater than indicated below.

**Table 29**

**HUD Table 1A Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Beds</b>	<i>Emergency Shelter</i>	258	5	0
	Transitional Housing	82	5	224
	Permanent Supportive Housing	358	3	222
	Total	698	13	446
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	90	0	0
	Transitional Housing	1037	49	0
	Permanent Supportive Housing	560	0	282
	Total	1687	49	282

## Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	46	329	44	419
1. Number of Persons in Families with Children	128	964	166	1258
2. Number of Single Individuals and Persons in Households without children	228	83	449	760
(Add Lines Numbered 1 & 2 Total Persons)	356	1047	615	2018
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	173		65	238
b. Seriously Mentally Ill	168			
c. Chronic Substance Abuse	269			
d. Veterans	42			
e. Persons with HIV/AIDS	14			
f. Victims of Domestic Violence	263			
g. Unaccompanied Youth (Under 18)	31			

**Snohomish County Continuum of Care Homeless Housing Narrative:** The following section describes the current homeless housing system, changes in the system, unmet need and possible future needs or development.

**Emergency Shelter Facilities, Units and Vouchers:** There are 11 shelters, 10 emergency voucher programs, and 1 designated cold weather shelter in the homeless housing inventory for Snohomish County. Of these, two shelters serve youth under 18 years of age, and Cocoon House East is scheduled to open in spring 2010 to serve youth/young adults between the ages of 18 and 21. The Cocoon House North shelter came on-line in 2008 to serve 13-17 year-old youth. Non profit providers utilize emergency hotel vouchers for short term shelter generally up to 30 days while persons are being assessed and preparing to move into identified housing units (transitional or permanent). Several non profit shelters provide overflow beds or cold weather shelter beds to accommodate increased need or to shelter people in very cold weather. There is a group of churches that offers cold weather sheltering in south Snohomish County as needed and a faith-based effort to explore new sheltering in north county.

On September 9, 2009, the Everett City Council approved the Reuse Plan for the Oswald Army Reserve Center and authorized the Mayor to execute an agreement with Domestic Violence Services regarding the disposition of the property. The property was

listed as military surplus in May 2008. After HUD approval, the Department of Defense will make the final determination to convey the property to Domestic Violence Services. Domestic Violence Services of Snohomish County will expand their current 15-bed capacity to a 60-bed emergency shelter. The expansion will include rehabilitating the facility for administration, services and shelter, and adding staff to meet the increased number of persons to be served.

In general, emergency shelters tend to run at or near capacity on any given night during the year and there is a lengthy waitlist to enter emergency shelter. In 2009-2010 the Everett Gospel Mission increased their emergency shelter beds by adding 35 beds to meet the increased need for shelter. Several years of trends show persons spending longer periods of time in emergency shelter, as there are not enough affordable housing options available for people to move into.

**Transitional Housing:** Snohomish County has approximately 65 transitional housing projects. They provide up to 2-years of housing coupled with supportive services. There were a notable number of units developed and still under development that were implemented under the Gates Sound Families (SF) Initiative and remain operational. The American Recovery and Reinvestment Act provided funding through the Homeless Prevention and Rapid Rehousing Program for transitional assistance to move persons quickly to permanent housing. The program started in September 2009 to provide short- and medium-term financial assistance and housing stability services to households experiencing homelessness (see prevention section). The HPRP funding will provide a temporary increase in transitional housing capacity and is expected to end no later than July 2012.

In the future, if City of Everett codes permit, DVSSC will lease land to the Everett Housing Authority to build, own, and manage 20 additional domestic violence transitional housing units at their future site. The project would serve persons fleeing domestic violence throughout Snohomish County, even though the facility is located in Everett.

While the transitional housing capacity has increased, there is currently a bottleneck in transitional housing with a lengthy waitlist. There is a lack of housing units that are affordable and available to people ready to exit transitional housing or for those on the waitlist that could move directly to permanent housing from the streets or emergency shelter. Increasing affordable permanent options will relieve some of the need and will free up some transitional units for households that need the support offered by transitional housing programs. Preventing homelessness will also help alleviate the tension on the shelter and transitional housing system.

**Permanent Supportive Housing (PSH):** There are 31 permanent supportive housing (PSH) projects in the homeless housing inventory. Projects provide housing coupled with supportive services that are not time limited. PSH includes housing for chronically homeless persons. There are currently 206 chronic homeless beds with more scheduled to come online in 2010. PSH housing provides an option for persons living with chronic disabling conditions who need long term housing coupled with services. The 10-year Plan calls for creation of various types of PSH to fill the unmet need, especially for underserved persons in Snohomish County.

**Other Permanent Housing** are housing options including market rate rental housing, affordable rental housing, homeownership, subsidized housing, and any other housing not listed above. Other permanent housing units are not listed in the annual housing inventory for the homeless and are not necessarily dedicated as units for those experiencing homelessness though the units may be available to these households.

The 10-Year Plan to End Homelessness, has a goal of creating 2,500 units of permanent housing for those experiencing homelessness. Units are expected to be dedicated to people experiencing homelessness, often will be coupled with supportive services, and certain units will address the needs of subpopulations, and will be in addition to the existing homeless housing inventory. Below is a summary of new permanent supportive housing units brought online that are dedicated to the homeless from the annual Homeless Housing Inventory. Other affordable units (or market rate housing) not included below may house persons leaving homelessness.

**Table 30**

<b>New Permanent Supportive Housing (reported Feb through Jan, OHHCD)</b>					
Year	Family Units	Family Beds	Individual Beds	Chronic Beds	Total Units
<b>2006</b>	15	71	16	16	<b>31</b>
<b>2007</b>	23	55	60	44	<b>83</b>
<b>2008</b>	11	35	92	68	<b>103</b>
<b>2009</b>	13	30	28	12	<b>41</b>
<b>Total</b>	<b>62</b>	<b>191</b>	<b>196</b>	<b>140</b>	<b>258</b>
<b>Total units equal total family units plus total individual beds.</b>					

**Continuum of Care Services:** A variety of services are needed to assist persons in stabilizing in shelter and housing, increasing greater self-determination and increasing self-sufficiency and moving to permanent housing. Many of these services are offered in emergency shelters, transitional housing and permanent supportive housing depending upon the needs of the persons served. Shelter and housing providers deliver numerous services directly, while other services are offered through

collaborations and referrals. Services may be highly specialized and offered through specially trained staff or through collaboration / referral to agencies that provide that specific type of services. Other services are more generalized and commonly provided in shelter and housing programs. The following narratives give brief descriptions of some of the more commonly found services in the Continuum of Care.

**Basic Needs** – persons experiencing homelessness need food, hygiene supplies, household supplies, clothing, a laundromat, a place to clean up/shower, transportation, and other similar services. These needs are provided by agencies to the clients they serve and through other providers of the services. Donated goods may also provide a resource for providers and persons served.

**Employment Opportunities**– Persons experiencing or at-risk of homelessness need access to employment opportunities and housing wage jobs. Employment opportunities can be thought of broadly and include job preparation and skills acquisition, job training, job coaching, job development, education, vocational training, and similar activities. Some employment opportunities are offered that provide employment preparation, job experience, volunteer experience, and other education and skills training. The CoC recognizes the need to develop and enhance the employment preparation options and to help persons increase their ability to gain housing wage jobs or increase their income potential. Employment opportunities will open the door for people to leave homelessness and/or avoid homelessness. Increased income and affordable housing are key components to ending homelessness in Snohomish County.

**Case Management** – Emergency shelter, transitional housing and permanent supportive housing are usually coupled with case management services to provide assessment, service planning, referrals, and various types of individual/family supportive services based on need. Case management is a key service to helping persons stabilize and increase self-sufficiency.

**Domestic Violence Services** – There is a need to provide specialized services to persons fleeing domestic violence and to prevent dating and domestic violence, and the need appears to be increasing in our current economy. These services are provided by Domestic Violence Services of Snohomish County (DVSSC) and through other programs in the county. DVSSC has instigated a new program focusing on teen dating violence and or healthy relationships. This educational school based program is a presentation-based outreach model created for teens, parents, educators or for those work directly with teens and is available free of charge as needed throughout the community.

**Health and Dental Care** – Both health and dental care are needed for those experiencing homeless and for some at-risk of homelessness. Persons served are

assisted through case management to access public benefits that they may be eligible to receive or may be referred by other service providers to possible dental and health resources. Some agencies collaborate with health or dental care providers to deliver services to the agency's clients. Still there is a notable lack of available care for person in need of health and dental care.

**Mental Health and Substance Abuse** – Mental health and substance abuse issues are common issues that need to be addressed for persons to achieve greater self determination and self-sufficiency. There is a need for these services to be available to those in shelter and housing, and to be coordinated and integrated with other services, such as case management. Some housing is available for persons living with chronic mental illness by agencies that specialize in providing mental health services. Some shelter and housing providers collaborate together to provide integrated services, while others refer persons to mental health or substance abuse providers. However, eligibility criteria and funding cuts limit access for many persons in need.

**Life Skills** – There is need for various types of life skills training and supports, such as budgeting, tenancy, household management, and other activities to promote increased self-sufficiency. Shelter and housing providers commonly provide these services to their clients. There are a couple of agencies that provide life skills training to persons from anywhere in the Continuum of Care.

**Parenting Services** – There is need for tailored services to meet the needs of pregnant and parenting persons. Services that are needed include childcare, parenting skills and support groups. Agencies serving these persons often provide some of the services directly. Child care is often provided outside the program and agency. There is very limited child care available as part of any shelter or housing program, as this is usually done through child care providers. Homeless families need subsidized child care of which there are limited resources for them to access.

**Prevention Services** – there is an increasing need to provide financial assistance and housing stability services to prevent households from becoming homeless. There is also a need to provide youth prevention services to families to help stabilize the family and prevent the youth from becoming homeless. Prevention includes helping households or youth avoid homelessness or decrease duration in shelter by assisting them in stabilizing back into housing.

## *6. Discharge Planning*

The County and the HPTF have engaged in a variety of activities to address the need for discharge planning from public institutions to avoid persons being discharged to homelessness.



## **Hospital Discharge**

Steven's Hospital is our largest public hospital and they have a policy to screen patients within 24-hours which includes identifying those who are homeless. A hospital case manager meets with the patient to develop a plan for safe and successful discharge. The case manager will contact outside facilities or agencies as appropriate to the patient's needs and work with the patient to discharge according to the plan. Providence Hospital is private, but serves the largest city and number of people in Snohomish County. The Salvation Army and Providence Hospital piloted a new hospital discharge program from August 2007 to July 2008. The program was funded through the Providence Foundation with health care being provided by Providence. The program served persons who would be homeless and that were still in need of health care at discharge. The program resulted in financial benefit to the hospital at an estimated \$103,768. Clients received needed health care, case management, and assistance with housing placement while in the program. The financial downturn in the economy prohibited continuation of this program. The Salvation Army successfully applied for and was awarded funds through the County to implement a similar discharge program in 2010. Additionally, there are other non profits that do accept patients upon discharge who would otherwise be homeless, some of which are funded through local County funding.

## **Corrections Discharge**

The Snohomish County HSD provides Jail Transition Services (JTS) for inmates with serious mental illness who are incarcerated in the County and Municipal Jails, and Denny Juvenile Justice Center to facilitate a safe transition back into the community. JTS has procedures for pre-release assessment, service planning, benefits coordination and eligibility determinations, and connecting with community resources. Post-release services ensure the release plan is initiated and assistance is provided to facilitate the activation of DSHS public benefits. There are formal MOU's, vendor agreements and procedures between Snohomish County HSD, Snohomish County Jail, mental health agencies, and Juvenile Court. Funding for the program is provided through a contract with the North Sound Mental Health Administration. Additionally, Snohomish County Veterans Services Partnership has protocols for working with incarcerated veterans and has worked in collaboration with JTS. The state DOC collaborates with JTS for offenders who are incarcerated in the Snohomish County Jail. State and local funding provide some of the shelter services.

The Washington State Department of Corrections (DOC) has one facility in Snohomish County and through the Offender Accountability Act focuses attention on transitioning high risk offenders into the community. The State DOC has established Risk



Management Intensive Transition teams to provide transition services for high risk offenders releasing from corrections. The teams consist of the Classification Counselors at the prison, the Community Corrections Officer and any community members, such as mental health professionals that are needed to transition or mitigate risk.

The Earned Release Date Housing Voucher Program (ERD) facilitates the release of offenders from the State DOC who are unable to leave prison due solely to a lack of funds for housing. The program enables staff to transition offenders into the community and avoid keeping them past their release date. The program began July 1, 2009. It is not an early release program and is only for offenders who qualify and release on or after their earned release date. Funding provides \$15 per day and up to \$500 per month for no more than 3 months. The offender must remain in compliance, participate in enhanced supervision and meet other requirements, such as treatment, job search, community service hours and other activities.

Catholic Community Services is implementing a program in 2010 to receive persons discharging from jail who would otherwise be homeless. The agency was successful in receiving funding through the Snohomish County OHHCD as part of state funding that the OHHCD administers.

### **Mental Health Discharge**

Snohomish County is part of the North Sound Mental Health Administration (NSMHA) region. Snohomish County provides discharge planning and care coordination for NSMHA consumers admitted to Western State Hospital (WSH, nearby state psychiatric hospital). The County works with NSMHA providers and other community-based providers to facilitate rapid discharge and continuity of care for consumers at WSH. The County coordinates and collaborates with a variety of community partners including: NSMHA, the Involuntary Treatment Administration, Home and Community Services, Division of Developmental Disabilities, Department of Corrections, Jail Transition Services, and community mental health agencies provider staff. The County assists with facilitating local planning and obtaining community input, and coordinates care for those who are appropriate for discharge including providing assistance in obtaining community residential placement, resources and support in accordance with their level of care needs. Some individuals being discharged are at risk of being homeless or they were homeless at entry and will be at discharge without assistance. A coordinated discharge plan can reduce the risk of people becoming homeless. State and local funding provide many of the shelter and housing vouchers and services for those who would be homeless at discharge without this assistance.

## **Chemical Dependency Discharge**

The Snohomish County HSD Alcohol and Other Drugs unit facilitates and coordinates local planning and service delivery for state and federally funded prevention and outpatient treatment services. The Snohomish County HSD contracts with eight private non-profit agencies to provide outpatient treatment for substance abusing and/or chemically dependent youth and adults at 13 separate sites throughout the county. When inpatient services are needed, these outpatient providers work in collaboration with inpatient agencies to arrange for inpatient services. When individuals are discharged from inpatient services the outpatient agencies assist them with access to needed services upon their return to the community; in many cases these services include finding clean and sober housing, food, medical services and chemical dependency aftercare on an outpatient basis. Housing needs are encountered when alcohol or other drugs of abuse directly or indirectly causes eviction from or loss of existing housing, or when a patient leaves inpatient treatment and either needs supported housing in order to continue recovery or has no housing to return to and no resources to secure housing.

## **Foster Care**

Primary responsibility for addressing the needs of foster care youth lies with Washington State. The state provides a number of options for youth in foster care for pre and post discharge assistance and many of the various types of assistance are available to foster and/or former foster youth in our CoC. Programs for these youth include the Educational Advocacy Program, Supplemental Educational Transitions Planning Program, Independent Living Program and Transitional Living Program, Education Training Voucher Program, Governor's Scholarship, Passport for Foster Youth Promise Scholarship, Medicaid to 21, Peer to Peer, and Foster Care to 21. Foster youth may be eligible to receive up to \$5000 in vouchers from the Educational and Training Voucher Program, which some use to live on campus when they leave foster care. Transitional Living Services as defined in RCW 74.15.020(9) provides case management to assist youth ages 18-21 in gaining independence. This can be a continuation of the Independent Living Services and can provide housing placement assistance through a non-profit agency contracted to provide these services. Foster Care to 21 is a state funded program that allows a limited number of youth to remain in foster care up to age 21, if they meet certain criteria. Eligible youth may apply for this program up to 6 months after they exit care. There are scholarships and education advocacy programs for these youth to help them increase independence. Medicaid to 21 provides this public benefit to eligible youth that exit care or already have exited care and meet the program criteria. Youthnet a non-profit social services agency provides some of the DSHS funded services for youth exiting or preparing to exit foster care in

Snohomish County. Other local non profits have funding that can be used to house some youth exiting care or those that have exited and are homeless.

## 7. Funding Resources

**Homeless Funding:** There are a number of federal, state, local and private funding resources that are available for homeless assistance. Of these, the Snohomish County OHHCD administers and/or applies for the following funding resources. Please note that other funding sources support homeless assistance programs that OHHCD does not receive or administer directly, yet these other funds are an important part of the entire funding picture in Snohomish County.

**Project Anchor** is funded through the Washington State Homeless Grant Assistance Program (HGAP). The County applied for and received a grant through the Department of Commerce Housing Division. The HGAP program is funded through Washington State's Homeless Housing and Assistance Act (RCW 43.185C). Project Anchor has two components to address homelessness and prevention of homelessness.

Project Anchor provides rapid rehousing for homeless persons who may be first time homeless, with high potential for employment and stabilization within the first six months of services. Eligible applicants for rapid rehousing have some stable rental and employment history, beyond the presenting crisis, with current income and/or potential for self supporting income with intensive supportive services within 60-90 days. Clients are assisted with locating an affordable unit with a partner landlord who has expressed a willingness to work with the possible derogatory credit or criminal history. Clients are moved into the unit with deposit and rental assistance and receive a tiered shallow subsidy over a prescribed timeline with intensive in home case management and life skills training. This project is funded until November 2011 and will serve approximately 50 households in the 4 years of funding.

Project Anchor also provides eviction prevention to households facing imminent risk of eviction due to an abrupt loss of wages or temporary medical condition interfering with income. Eligible applicants are offered shallow short term rent subsidy while they return to stability. The project will serve up to 400 households with varying degrees of funding and duration, depending on each treatment plan. Services will include referrals to appropriate life skill management training, budgeting assistance or mental health.

**Community Development Block Grant Public Services:** Some homeless projects have received CDBG Public Service funding that provides services, emergency vouchers and other eligible activities. The County receives a CDBG grant from HUD as a formula grant, and contracts with local agencies to undertake projects funded through a local competition as part of the Urban County Consortia interlocal agreement. Block

grant funding has seen decreases in recent years. Six to seven homeless projects have been funded in the last several years. The amount allocated to homeless programs for the last several years has been approximately 43-45% or over \$200,000 of the CDBG Public Services funding available.

**Continuum of Care Homeless Assistance Funding** secures over 4 million dollars for Snohomish County. Snohomish County applies on behalf of the Everett/Snohomish County CoC. Funding is authorized under the McKinney Act with national funding levels dependent upon annual federal appropriations. Snohomish County and area non-profit agencies receive Supportive Housing Program grants, while the Housing Authority of Snohomish County receives Shelter Plus Care grants from HUD. These grants are tied to the CoC planning process and are part of a national competitive application process. The grants fund rental assistance/leasing, operating costs and supportive services for families and individuals experiencing homelessness. Programs provide transitional housing and permanent housing coupled with supportive services. There are currently 23 projects funded through the HUD CoC homeless assistance funding. The CoC has secured funding for new projects and will continue to apply as the opportunity is available. The reauthorization of the McKinney Act through the HEARTH ACT will impact some aspects of how these programs function. HUD is expected to publish final regulations in 2010 and at that time the impact will be more fully understood.

**Ending Homelessness Program** funds are administered by Snohomish County for the portion of local document recording fees authorized by State law. Funds are tied to the 10-year plan to reduce and end homelessness. Snohomish County OHHCD funded 19 separate programs in 2009, each targeting a specific funding priority as recommended in Everyone @ Home NOW: A Strategy for Ending Homelessness in Snohomish County by 2016. \$1,500,000 was disbursed in 2009, and a similar amount is available for 2010. In addition, three agencies are receiving EHP assistance to provide forty (40) rental housing vouchers to support homeless veterans and single adults with disabilities. The vouchers are intended to allow the recipients to receive longer term housing coupled with supportive services beyond the standard 2-year limit to provide more time to bridge households into other permanent housing with or without subsidies.

**Emergency Shelter Grant** program funding is authorized under the McKinney Act with national funding levels dependent upon annual federal appropriations with allocations to recipients based upon a formula. The County receives an ESG grant from HUD as a formula grant, and contracts with local agencies to undertake projects funded through a local competition as part of the Urban County Consortia interlocal agreement. The funding provides operating costs for emergency shelters and transitional housing facilities and essential services. Six projects have been awarded funds that totaled over \$128,000 each in program years 2008 and 2009. As a result of the HEARTH ACT, the

County expects some aspects of the ESG program will change. HUD is expected to publish final implementing regulations in 2010 and that time the changes will be more fully understood.

**Homeless Prevention and Rapid Rehousing Program (HPRP)** is funded through the American Recovery and Reinvestment Act. The County received \$1,262,714 from HUD to undertake the program. The County's HPRP program serves households outside the Cities of Everett and Bothell with prevention services, and households experiencing homelessness throughout Snohomish County. Eligible households may receive financial assistance to prevent homelessness or to obtain housing if already homeless. Financial assistance includes rental assistance, utility assistance, security deposits or utility deposits, moving costs. HPRP program staff provide outreach, screening and intake, and housing stability services. The program collaborates with local colleges, Workforce Development Council and WorkSource, family resource centers, Legal Services of Snohomish County, Energy Assistance, veteran's services providers and other entities. The program expects to serve approximately 100 households each year.

**Washington State Department of Commerce Housing Division funding:**

The Emergency Shelter and Homeless Prevention (ESHP) program is supported by state and federal funds which are passed through to eligible subgrantees who provide emergency shelter, homeless prevention, and case management to individuals and families who are homeless or at risk of becoming homeless. Snohomish County received \$469,653 in 2009 with 13 agencies providing the program services.

The Transitional Housing, Operating and Rent Program (THOR) is supported by state funds which are passed through to eligible grantees that provide rent assistance and case management services. Snohomish County received \$650,993 for the 2009-2011 biennium with 5 agencies providing the program services.

Washington State Department of Commerce Housing Division is exploring changes to how funding is allocated. The County is participating in webinars and conference calls offered by the state and expects to know more as the state moves forward with planning. Whatever changes are implemented, the County, the HPTF and subgrantees will need to plan for and implement changes locally.

**The Snohomish County Affordable Housing Trust Fund (AHTF) Operating Funding** provides some local funding for operations of homeless shelters, transitional housing and permanent supportive housing projects. Funding is awarded through a local competition as part of the County's Interlocal agreement.

**Home Investment Partnership (HOME), AHTF, Capital Funding** provides some funding for acquisition, rehabilitation and new construction for some homeless units or homeless projects or homeless facilities. Local capital funding is usually a portion of the funding necessary to complete projects. Other federal, state, local, city or private funding generally make up the funding package for projects. Local funding support provides opportunity to leverage other dollars necessary to undertake capital projects.

*8. Continuum of Care / 10-year Plan Goals, Strategies, and Objectives to Meet Priority Housing and Services Needs*

**Continuum of Care Planning**

- The CoC homeless system will include: outreach, prevention, emergency shelter, transitional housing, permanent supportive housing and other permanent housing for all populations and subpopulations throughout the geographic areas of Snohomish County.
- The local strategies to prevent and end homeless will align with the federal, state and local funding requirements and priorities to leverage maximum funding and benefit for meeting plan objectives. Local funding priorities will be identified and coordination of funding will be explored to address homelessness more effectively.
- The local Continuum of Care must remain flexible to respond to federal, state and local changes, and continuously analyze how to integrate these changes into the local 10-year Plan. Various strategies from emerging initiatives and successful practices will be considered and as appropriate to the local needs and priorities will be integrated into the plan.
- Projects will be consistent with the Continuum of Care /10-year Plan strategies and local priorities. Strategies will be responsive to the needs, underserved persons and geographic areas, emerging models and systems changes; while supporting strategies that are moving persons to permanent housing and reducing and ending homelessness.

**Continuum of Care Implementation Strategies**

Over the next five years, the CoC expects to continue current successful strategies, continue developing strategies that are underway, and to incorporate new strategies as needed. A summary of broad strategies include, but are not limited to:



- Outreach activities that connect with persons experiencing or at-risk of homelessness throughout Snohomish County, especially to underserved persons and areas.
- Homeless prevention activities to slow the flow of persons entering homelessness.
- Provision of emergency shelter, transitional housing and permanent housing, especially permanent housing that is affordable, dedicated to homeless households, and coupled with supportive services as appropriate.
- Provision of shelter and housing that is based up an assessment of need and that is the best suited shelter or housing option available.
- Provision of services that are based upon an assessment and that are best suited to the individual and/or family.
- Support models of housing and service delivery including, housing first, rapid housing, emerging models, and models of housing targeted toward sub populations that are producing positive outcomes for persons served, meeting local need and priorities, and effective toward reducing and ending homelessness.
- Increase housing options for persons to transition out of homelessness through activities that include landlord outreach and engagement and development of new units.
- Collaborations and protocols to prevent discharge to homelessness from institutions.
- Support system changes that will improve collaborations and increase and streamline access to housing and services that improve outcomes for consumers and progress toward reducing and ending homelessness in Snohomish County.

### **Initiatives and Strategies to Reduce and End Homelessness**

**Special Initiatives:** Reducing and ending homelessness requires public private collaborations to implement policy changes, strengthen community resolve to end homelessness and to have coordinated and effective actions in addressing homelessness. There are a number of initiatives and strategies that the County expects will have an impact on homelessness and that will need to be incorporated in the CoC planning and 10-year Plan.

**Project Homeless Connect:** In June 2009, the HPTF accomplished the first Project Homeless Connect (PHC) event in Snohomish County. PHC events are a nation-wide movement designed to increase community involvement in ending homelessness, and to provide a one stop shop approach to bring services and housing to those at risk of or experiencing homelessness. Over 60 organizations from different sectors brought over 150 staff and volunteers to deliver information, resources and services. Another 150 community volunteers participated by preparing and serving meals, guiding people to find resources or services, secured and distributed donations, and other activities. Over 500 persons received a variety of services and goods including: a hot meal, haircuts, school supplies, backpacks with supplies, access to housing and services, dental care and limited medical care. The HPTF is planning the second PHC for June of 2010.

**Snohomish County Mental Health and Chemical Dependency Action Plan:** The CoC anticipates that some of the funding from this plan will benefit persons at risk of or experiencing homeless who have mental illness and/or substance abuse. Assistance may include mental health and substance abuse services and /or housing assistance. The plan is funded through the 1/10 of 1% sales tax per state legislation for local counties to utilize in addressing the needs for mental health and substance use interventions and is in the early stages of implementation as of March 2010.

**Wrap Around Drug and Alcohol Project for Homeless Families (WRAPS):** WRAPS is a collaborative approach to delivering chemical dependency and mental health services to homeless families in Snohomish County. The pilot program was funded with American Recovery and Reinvestment Act funding provided through the County Human Services Department to Housing Hope as the collaborative applicant for WRAPS. The program serves families participating in emergency shelters and transitional housing programs with integrated service including chemical dependency professional liaison, a mental health specialist, and a “Women in Recovery” relapse prevention education and support group.

**Investing in Families Initiative:** In 2008, the Bill and Melinda Gates Foundation embarked on a new initiative to address family homelessness that builds on lessons learned from the Sound Families Initiative. The Investing in Families Initiative is intended to impact systems changes and reduce family homelessness in three counties, including Snohomish. The Workforce Development Council of Snohomish County was selected to facilitate the planning effort. Members of the HPTF, Snohomish County, City of Everett, colleges and schools, public housing authorities, non-profit agencies, early childhood education agencies, and others embarked on planning activities to culminate in a Landscape Assessment, Strategic Plan and Implementation Plan. The Landscape Assessment was approved in March 2010. The Strategic Plan was submitted for approval in March 2010. It is expected that funding awarded to implement the plan will



help the CoC efforts to reduce and end homelessness. The County anticipates the plan will be implemented over a period of 6 years. Funding for the plan will include infrastructure activities that promote specific systems changes and incentive grants for projects that align with the plan and system change.

The initiative is grounded in 5 pillars for counties to formulate system change according to local needs and priorities: prevention, rapid housing, coordinated entry, tailored services and economic opportunities. The Snohomish County Investing in Families initial goals are:

1. Develop an Early Warning, Outreach, and Diversion System
2. Develop a Screening/Initial Assessment System.
3. Develop a System for Accessing Family Plan Development and Stabilization Services.
4. Develop a System for Accessing Economic Opportunity Services
5. Develop a Housing Supply Continuum.

Each goal has identified objectives and strategies. For additional information, please see the Snohomish County Investing in Families Strategic Plan (February 2010).

The Homeless Policy Task Force in partnership with Snohomish County identified recommendations, goals and strategies in Everyone at Home Now, a ten year plan to reduce and end homelessness and the HUD required 10-year plan objectives for our CoC. Below are some of the identified strategies and objectives. Please see Everyone @ Home Now and CoC Exhibit for additional information (OHHCD).

**Table 31**

<b>Everyone @ Home Now and HUD CoC 10-Year Plan Strategies and Objectives</b>	
EHN-1	Develop 2500 units of affordable housing for the homeless coupled with appropriate service where need is most prevalent; includes service enriched permanent housing for specific sub populations.
EHN-2	Expand homeless prevention financial assistance, services assistance, and skilled housing search and placement services.
EHN-3	Develop a community wide access system with the goal of minimizing the duration of homelessness and maximizing the effectiveness of resource allocation.

<b>Everyone @ Home Now and HUD CoC 10-Year Plan Strategies and Objectives</b>	
EHN-4	Base the development of new housing stock and services for those experiencing homelessness upon accurate need and capacity data as collected through participation in HMIS of all providers receiving federal, state, county or city funds.
EHN-5 CoC-1	Develop housing coupled with appropriate support services targeted for chronically homeless persons. Develop new permanent beds for chronically homeless individuals.
EHN-6	Provide funding to maintain existing housing and services that document need and consistently achieve outcomes towards ending homelessness. Includes supporting the voluntary conversions of transitional housing units to permanent housing units.
EHN-7	Address the varying needs for housing and services for subpopulations of persons experiencing homelessness including, but not limited to youth, veterans, people with mental illness, substance abuse, and people with disabilities.
EHN-8 CoC-6	Strengthening collaborations and Increase access to mainstream resources, such as mental health, substance abuse, health care, employment services, education, public benefits, and other similar resources.
EHN-9 CoC-7	Discharge planning and policy to prevent persons from being discharged to homelessness from institutions: corrections, health care / hospitals, treatment facilities, and foster care.
CoC-2	Increase the percentage of homeless persons staying in permanent housing over 6 months to at least 77%. (HUD may change percentage)
CoC-3	Increase the percentage of persons moving from transitional housing to permanent housing to at least 65%. (HUD may change the percentage)
EHN-10 CoC-4	Increase access to various types of employment services. Increase the percentage of persons employed at exit to at least 20%. (HUD may change the percentage)
CoC-5	Decrease the number of homeless households with children.

**D. Needs of Special Populations.** This section provides information on persons with special needs who are not currently or imminently homeless.

Elderly/Frail Elderly Persons. The following data were taken from Snohomish County Area Plan on Aging 2008-2011. The statistics present a summary profile of the County's elderly and frail elderly population.

- In 2006, 26.0% (174,793) of the population was under 18 years-of-age and 13.4% (90,138) was 60 years of age or older. The fastest growing age

groups during the 2000-2006 years have been 55-64 year-olds (45.8% increase) and those 85 years of age or older (34.5% increase).

- In 2006, 13.4% (90,138) of the total population in Snohomish County was 60 years of age or older and 4.5% (30,202) was 75 or older. The most recent projections available at that time indicated that by the year 2020, 22.1% (190,258) of the Snohomish County population will be age 60 or older and 5.4% (46,380) will be persons age 75 and over.
- Between 1990 and 2005, the total population grew by 40.8%. The 60 and older age group grew by 45.9% and the 75 and older age group grew by 69.0%. Over the next 15 years (2005-2020), the projected growth for the total population is 31.5% and the growth expected for the 60-75 and older age groups are 118.6% and 56.5% respectively.
- Racial and ethnic diversity continued to increase during the 1990's. By 2000, 16.6% of the population was non-white or Hispanic. Asian Americans accounted for 5.8% (35,030) of the total population; Hispanics for 4.7% (28,590); American Indians and Alaskan Natives for 1.4% (8,250); and African Americans for 1.7% (10,113).
- As is the case in the total population, diversity amongst Snohomish County elders is increasing. Between 2000 and 2006, elders 60+ years old who are persons of color increased 42.2% while elders who are non Hispanic White increased by 19.1%.
- In 2006, 82,170 (91.3%) persons age 60 and older non-Hispanic white, 621 (0.7%) were non-Hispanic African-American, 699 (0.8%) were non-Hispanic Native American, 4,469 (5.0%) were non-Hispanic Asian or Pacific Islander, and 865 (1.0%) were non-Hispanic of two or more races. There were 1,222 (1.4%) persons of Hispanic origin (any race) in the 60+ population.
- Of the 4,728 persons age 65 and over who reported in the 2000 Census that they spoke a language other than English at home, 3165 (66.9%) reported they spoke English well or very well and 1,563 (33.1%) reported they spoke English not well or not at all. The number of persons age 65 and over reporting they spoke English not well or not at all increased from 664 in the 1990 census to 1,563 in the 2000 Census, and increase of 135.4%.
- Of the 55,248 persons age 65 and over living in Snohomish County in 2000, 15,028 (27.2%) lived alone. Women comprised 77.3% of those living alone.

- The 2000 Census indicated the number of all persons below poverty in Snohomish County was 41,024 (6.9%). There were 4,220 (7.8%) persons age 65 and older below poverty and of those who were persons of color and age 65 and older, 495 (14.4%) were below poverty.
- In 2000 there were 23,280 persons 65 years-of-age or older in Snohomish County with a disability representing 42.8% of the older population. Of the 23,280 persons 65 years-of-age or older with a disability, 13,800 (59.3%) were women. The poverty rates for men and women age 65 and older with a disability were 656 (6.9%) and 2,057 (14.9%), respectively.
- Of renter households headed by persons age 65 and older in the county (8,373), 45.5% paid 35% or more of their income for rent in 2000. For householders headed by persons 75 and older (4,703), 52.2% exceeded that level.
- Of homeowner households headed by persons age 65 or older in the county (18,621), 16.8% paid 35% or more of their income for selected monthly owner costs. For households headed by persons 75 and older (8,094), 16.3% exceeded that level.
- Of the 54,405 persons age 65 and over living in Snohomish County in 2000, 7,628 (14.0%) live in the rural parts of the county. (In Washington State the Aging and Disability Services Administration defines rural areas as any area that is not defined urban. Urban areas comprise (1) urbanized areas (a central place and its adjacent densely settled territories with a combined minimum population of 5,000) and (2) an incorporated place or a census designated place with 20,000 or more inhabitants.)

Calls to the Senior Services Information and Assistance helpline are indicators of need for this population in the community. In 2009, the highest number of calls were for home maintenance (2,313), housing (1,397), DSHS Title XIX (1,364), In-Home Care (1,314), Economic Security (1,308), Nutrition (1,110), Health Insurance (1,171), and Medical (900).

While the elderly comprise a substantial portion of the total need for low-income rental assistance, issues confronting the frail elderly bear particular scrutiny. This category comprises elderly persons who have physical and/or progressive mental limitations due to aging that limit their mobility and self-care capability, and ultimately erode their capacity for independent living. For example they may have difficulty with one or more "activities of daily living" [ADLs] such as dressing, preparing food and

eating, bathing, and moving around in their homes; and may be unable to go outside home for shopping, medical care, etc. without assistance.

The 2000 Census identified 23,280 (42.8%) persons over age 65 reporting one or more such limitations, 60% of them women. For this population, housing and supportive services needs depend upon each individual's independent living capability as it changes over time. Options range from various levels of in-home assistance in support of independent living, to one or more types of semi-independent congregate housing and group home living, to full long term custodial quarters and care. Access to correspondingly appropriate housing and supportive services is complicated by low income. Of the 23,280 elders with disabilities, 11.7% (2,713) were below the federal poverty level but the poverty rate for elders without disabilities was only 4.8% (1,507 persons). Though there is no tabulation of these 23,280 frail elderly by median income in the census data, among all elderly households 43.1% of renters are below 50% of median income. If the same proportions are applied to the 23,280, then approximately 10,034 frail elderly persons in Snohomish County were very low-income in 2000. However, given the disproportionate distribution in the above poverty number, it's likely that the number of frail elderly below 50% of the median income is much larger. Ultimately, even middle-income elderly are affected by many of the same financial issues due to the costs of progressively higher levels of supportive housing and services.

During the 2000-2009 period, Snohomish County's population grew by 16% and those 65 years and older grew by 26%. But the fastest growing segment of Snohomish County's population was the leading edge of the baby boom generation, those 60-64 years old, that increased by 76% during 2000-2009. With an increase of 60%, those 55-59 years old were the second fastest growing segment. Statewide, the 65 and over population is projected to increase 115% during 2010-2020, going from 12% to 16% of the total by 2020. Since disability rates increase greatly with age, the growing elderly population will generate an increasing demand for all services that help support independent living, especially affordable housing options appropriately designed to meet their needs.

The housing and living conditions of the frail elderly depend upon availability of these necessary personal services and appropriate affordable housing. The primary needs of those capable of living independently with supportive services are affordable rent, or financial assistance with homeowner costs, and affordable supportive services. For those requiring some form of congregate or group housing and attendant personal services, the supply and cost of those is the issue. It is difficult to assess whether the range of required services and types of housing facilities is sufficient in terms of supply and cost. Several generalizations can be

made, however. They apply principally to the needs of lower income elderly and, most acutely, to the very low-income.

- Supportive services for low-income households require public (or private charitable) funding and the funding available from both public and private sources to provide them is limited. Public reimbursement rates, supplemental funds sources and private donations, are barely sufficient to employ and retain adequate service personnel, to connect persons in need with the services, and to supply the services in the quantity or intensity needed.
- A large number of elderly are cared for inadequately in family households for whom the care burden is not physically or financially feasible. The demand for all forms of congregate and group housing with allied services is substantially in excess of the supply. To make it available and affordable to lower income persons requires both capital and operating subsidies. Both private non-profit and for-profit sponsors along with public housing agencies would readily provide these facilities and services, if sufficient funding were available.
- A major initiative funded by DSHS provides for a more consistent licensing and regulatory process for assisted group living with respect to standards for care or qualifications and skills of personnel. This is particularly important in the independent for-profit adult family home and boarding home classes. This initiative has greatly diminished the incidence of seriously deficient personal care and medical assessment in many of these settings. This assessment is buttressed by the admissions to these homes of persons who would otherwise be placed in skilled nursing facilities. As of February 2010, there were 440 Adult Family Homes with a total of 2,481 licensed beds and 42 Boarding Homes with 2,114 licensed beds, in Snohomish County. As a result of regular and consistent licensing and inspection processes, quality of care is improved in these homes. Because the high aggregate cost of Medicaid, the federal and state governments can be expected to increasingly attempt to divert persons from nursing homes into less expensive group home facilities, placing greater demands on this much improved licensing and quality assurance process.
- For those who require it, the supply of nursing homes (skilled nursing facilities) is currently reasonably sufficient. As of February 2010, there were 19 facilities and 1,817 licensed beds in Snohomish County. Nursing home care is cost-prohibitive for the majority of households and access is thus completely dependent upon continued availability of Medicaid as presently provided for long term care (and Medicare for elderly requiring limited term



convalescence after hospitalization). Nursing homes are highly regulated, with extremely extensive and detailed care standards and regular State inspection and enforcement. Contrary to some opinion (and with the inevitable occasional exception), the principal factor governing quality of care in nursing homes is funding, rather than lack owner/operator incentive or sufficiently punitive enforcement. Because the large majority of nursing home residents are Medicaid-supported, most of these facilities are heavily dependent upon Medicaid reimbursement rates for staffing and operating budgets. These tight State-dependent facility budgets permit staffing levels which are marginally sufficient but continuously stressed at best, and frequently insufficient to maintain standard care in the face of changing patient loads, level-of-care needs, and increasing regulatory requirements. Medicare reimbursement rates are substantially higher, but are available only for a limited convalescent period, so that the elderly who require continuing nursing home care end up on Medicaid.

Under rapidly spreading managed care cost-cutting standards, recovering hospital patients, both private insurance and Medicare, are being discharged from shorter hospital stays while still requiring 24-hour skilled nursing care. With both private insurance and Medicare paying higher rates for this sub-acute care, than for long-term Medicaid patients, many nursing home operators are restructuring to accommodate more of these short-term patients as a means of increasing revenue. Nationally, it appears the cost-cutting imperative will continue to expand the demand for these sub-acute nursing home beds. Whether this will lead to a shortage of beds available to Medicaid dependent patients is not yet possible to judge. The total number of nursing home beds in an area is regulated by the State through the issuance of operating licenses. As the State attempts to limit the total cost of Medicaid by diverting more Medicaid dependent long term care cases into less expensive group home settings, it conceivably might reduce the total number of nursing home beds as a part of that strategy. If the licenses are available, however, it appears likely that the industry will supply the facilities for both sub-acute and Medicaid beds. But it is also likely that Medicaid reimbursement rates will have to increase commensurate with required care standards.

Persons With Disabilities. The most recent data from the Census Bureau's American Community Survey (2008) indicates that 9.8% (66,048) of the total population has some type of disability. Unfortunately, an accurate enumeration of those who have developmental, mental or physical conditions that are disabling and have unmet housing and related needs is possible only for those persons known to the service provider network as a result of current or past contact or enrollment. In general, however, it can be assumed that persons with disabilities have a greater

incidence of housing needs than the general population, and even than the non-disabled low-income population, because of additional limitations on their potential incomes and the higher costs of housing meeting their needs.

The Census Bureau's one-year 2008 estimates from the American Community Survey (ACS) indicate that 66,048 (9.8%) of the county's total population lived with some type of disability. Disability rates in Snohomish County increase greatly with age. For the first 35 years of life disability rates remain below 5% of the population, but then increase to 11% for those 35-64yrs of age, 22.6% for those 65-74yrs of age, and 53.3% for those 75 years of age and older.

ACS estimates also indicate that disability rates vary a great deal by race and Hispanic origin. At 4.6%, Snohomish County's Hispanic population has the lowest rate of disability, followed by the Asian population (6.7%) and those who are of Two or More racial groups (7.5%). At 10.2%, those in the White population were slightly higher than the county average, followed closely by African Americans (11.3%). However, fully 23.0% of all American Indians and Alaskan Natives report some kind of disability.

Disabilities often make regular employment difficult. ACS 2008 estimates indicate that 81.0% of all 16-64 year olds were employed, while only 48.5% of those with disabilities were employed. This had direct consequences for the median earnings reported by those with disabilities (\$28,068) vs. those with no disabilities (\$37,286). The poverty rate of those with disabilities was also considerably higher (14.8%) than that of those without disabilities (7.2%) and of the general population (7.9%).

While the 2000 Census is now 10 years old and the methodology used to gather information was very different, it remains an important source of information for many population characteristics that either are not yet available from the American Community Survey (ACS) or for which the early ACS estimates appear to be only partially complete. Disability rates reported by the 2000 Census for Snohomish County were higher overall (16.8%) than those reported by ACS 2008, as was the poverty rate for those with disabilities (29.7%) and those without disabilities (15.9%). Since Census 2000 disability rates were also available for all Census geographies, it was possible to aggregate census tract data to demonstrate that they vary considerably across regions of the county. North County had a disability rate of 17.0% and Central County, 18.8%; while East County's rate was 16.3% and South County, 15.5%.

One indicator of the incidence among low-income households is the number and proportion of applicants on housing authority waiting lists identified as having a household member with a disability. As of February 2010, 30% (1,810) of those on



the Housing Authority of Snohomish County (HASCO) Section 8 waiting list were so identified. A separate list of those waiting for HASCO's public housing units indicates that 17% (1,025) have a household member with some form of disability. A considerably higher percentage, 53% (1,607), of current recipients of Section 8 certificates and 46% (115) of public housing residents have a household member with disabilities.

As of February 2010, 56% (377) of those on the Everett Housing Authority (EHA) Section 8 waiting list were identified as having a household member with a disability. A separate list of those waiting for EHA's public housing units indicates that 33% (283) have a household member with some form of disability. Comparable proportions of current recipients of Section 8 certificates, 53% (1,318), and of public housing residents, 42% (438), have a household member with some form of disability.

In addition to special housing needs, persons with substantial handicaps also require various supportive services, particularly accessible transportation, and in-home assistance. Wheelchair-accessible public bus service is available on most routes, but bus service can be sparsely distributed in some areas and totally unavailable in rural areas not served by the county's two public transit agencies. On-demand dial-a-ride service is available from other public and community transportation services that fill most of the gaps left by transit, including: taxi and cabulance companies, non-profit agencies, volunteer programs, human service agencies, and home delivery services.

Mobility remains a major problem and need. While in-home services of most kinds are generally available, those provided free or at reduced cost as public services are often in short supply, and private pay services are generally cost prohibitive for the majority of disabled persons.

The supportive housing needs of persons with physical disabilities due to congenital conditions, accidents, or illnesses common to the early and middle years of life, are not expected to increase in the foreseeable future for reasons other than population growth. However, as the population ages over the next 10 years the supportive housing and services needs of persons with physical disabilities common to the elderly will increase significantly.

Persons With Mental Illness. A Washington State Mental Health Transformation Project report titled "The Voices: 2006 Washington State Mental Health Resource & Needs Assessment Study" presented estimates of the prevalence of "DSM disorders" (DSM - The Diagnostic and Statistical Manual of Mental Disorders) that indicate that mental disorders affect about one in four (25%) of all Washington State

residents with only small differences across age and income. About 15% of all adult residents suffer moderate to severe functional limitations caused by mental disorders.

When those age-specific prevalence rates are applied to Snohomish County's 2008 population, they indicate that as many as 167,556 persons may have some type of DSM disorder and 90,979 persons are likely to suffer moderate to severe functional limitations as a result. In 2008, Snohomish County had an estimated 134,540 low-income persons (below 200% of the federal poverty level - FPL), 33,080 of whom are likely to have a DSM disorder; of the latter, an estimated 20,270 suffer moderate to severe functional limitations.

Statewide about half (52%) of all low-income (below 200% FPL) persons with a DSM disorder receive mental health services from programs offered by the Department of Social & Health Services (DSHS). But while age differences in incidence are relatively minor, there are large age differences in those who are served. Only 37% of youths (0-17yrs) with a DSM disorder are served but 76% of low-income elders (65+yrs) with a DSM disorder receive care.

A 2008 study by Washington State Institute for Public Policy (WSIPP) titled "Washington's Public Mental Health System: Regional Needs and Approaches" indicates that only 11% of all eligible Medicaid clients in the North Puget Sound region received mental health services in 2007. Also, only 22% of those receiving services were regular service users over time. Unfortunately, longitudinal studies carried out by WSIPP (2009) indicate that intermittent users do not fare as well as those who successfully complete treatment or stay engaged over time.

A WSIPP study titled "Impacts of Housing Supports: Persons with Mental Illness and Ex-Offenders" issued in November 2009 indicates that the provision of housing supports for persons with mental illness significantly reduced homelessness by 34%. They also found a significant reduction in the use of hospital services among those receiving housing support.

Decent, safe, affordable housing is a basic need for anyone to live with stability in our communities. With the continuing movement towards treating individuals with serious and persistent mental illnesses in the community and less in institutions, housing is an essential element in being able to serve these adults, children, and families. Yet several factors are combining to make it more difficult to meet the housing needs of the County's citizens with serious mental illness.

The 2008 Housing Plan of the North Sound Mental Health Administration (NSMHA) lists the following factors affecting housing options for those with mental illness:

- The high cost of housing
- Landlords who fear that renting to people with mental illnesses will increase their costs, disturb other renters and will make managing their properties more difficult.
- Consumers who have a poor rental history and lack references.
- Insufficient number of rental vouchers and units of subsidized housing
- The complexity and length of time it takes to create new housing
- Lack of on-going supports and services that will help people keep their housing in spite of personal, psychiatric and financial crises
- The “up-front” costs of securing housing (deposits, application fees, advance rent payments, etc.)

Of the 9,972 clients served by NSMHA in 2009, a majority (61%) lived in their own home or apartment without support. An additional 6% lived at home with support. Five percent were in a foster home and 1% in a 24hr residential facility. Only 1% were in-patients in an institution and less than 1% in a correctional facility. But 4% (377) were either homeless or in temporary shelters, 2% lived in some other form of housing and for 20% the housing type was unknown.

The current recessionary economy has provided a temporary respite in the otherwise ever increasing cost of housing in Snohomish County. But while the housing stock is flush with recently constructed single homes, condominiums and higher-end apartment complexes, the more affordable older homes and rental units are comparatively scarce and in high demand by those who are dependent on publically funded housing assistance programs.

Inpatient and residential resources for the mentally ill have declined sharply statewide. The number of state hospital beds has decreased to 780, with only 588 beds West of the Cascades. The current allocation for the 5-county region served by NSMHA is only 102 beds, with the possibility of an increase to 114 beds over the next several years. Community inpatient capacity has not kept pace with this reduction and is threatened by low reimbursement rates. Statewide, inpatient capacity at community hospitals has been declining. Although no community hospital inpatient beds have been lost in Snohomish County, this statewide trend has had a local impact as residents from other counties use this county’s limited community hospital resources.

Housing is not affordable to most consumers involved in the public mental health system. In 2010 the basic monthly SSI income for a single adult with a chronic

mental illness was \$674. The basic monthly TANF payment was \$453 for a parent on with one child (\$562 for two children). For 2010, the fair market rent for HUD supported housing in Snohomish County was \$878 for a one bedroom apartment and \$1,056 for a two-bedroom apartment. Similarly, the 2009 Self-Sufficiency Standard assembled by the Center for Women's Welfare at the University of Washington School of Social Work put the cost of housing for one adult at \$904 and for one adult with one or two children at \$1,088.

A study was commissioned by the State Mental Health Division and published in October 2004 to analyze the capacity and demand for inpatient and community residential beds. It found Washington State to be far below its peer states in state investment for comparable services. The study identified the gap in spending to be a minimum of \$20 million to meet the spending level of peer states for residential services only. The North Sound Region was found to have a much lower rate of residential beds per 100,000 population than the rest of the state (14.5 beds as compared to the state average of 35.4), hence a far greater unmet need. The study estimated that this region needed to add 158 residential beds and 5 crisis beds to its capacity to bring it to par with peer states. This study used data reported as of June 30, 2004.

A significant number of residential units have been lost since that time as a result of reinterpretation of federal rules for Medicaid reimbursement for services in residential settings. This newly reinterpreted rule limits the size of such facilities to a maximum of 16 beds. As a result, the closure of 65 beds in staffed mental health facilities in Snohomish County has occurred since October 2004. Two residential facilities decreased from 20 to 16 beds to meet Medicaid requirements. One agency closed its facility-based services for a loss of 48 beds and is serving clients in independent living in the community.

Additionally the County's crisis bed facility closed 9 beds to bring it to the 16-bed limit for Medicaid reimbursement. Crisis beds have been used to provide emergency housing for those who cannot be served by shelters, as well as to prevent the need for hospitalization.

The October 2004 study also identified the need for specialized community based housing options for specialty patient populations currently served by the state hospitals. Such services include psychiatric nursing care/adult family homes, specialty residences for persons with developmental disabilities, medical facilities for persons with traumatic brain injury, and residential programs for populations with other rehabilitative needs.

The result of this shortage of inpatient and residential beds is vicious cycle of existing hospital beds being full as discharge options are curtailed. New patients in need of inpatient services cannot be admitted because beds are full. The cycle of destabilization continues and the need for stable housing in the community becomes more critical.

The 2008 Annual Report on Washington State's 10 Year Homeless Plan indicates that 15% (2,430) of homeless individuals that were sheltered statewide identified a mental health disability. The 2009 Snohomish County Point In Time survey of homelessness indicated that 10% of street respondents and 23% of jail inmates reported a mental illness. There were 217 (9%) persons who were chronically homeless, 26% of which reported being homeless because of mental illness. Estimates presented in NSMHA's 2008 Housing Plan indicate that the five county region has 917 homeless persons with mental illness, 141 (15%) of which are chronically homeless.

Discharges from inpatient and correctional settings combined with a lack of residential resources in the community are contributing factors. Also, some individuals need specialized supports as their behavior may be too difficult to accommodate in standard housing. As was highlighted by NSMHA's 2008 Housing Plan, the lack of sufficient appropriate and affordable housing coupled with essential supportive services has been a major deficit in serving people with mental illness for years in this region. Housing is a basic element for recovery from mental illness and supports independence, empowerment and dignity. People with major mental illness may not benefit from even the best community mental health services if they do not have stable housing.

Persons With Developmental Disabilities. As of February 16, 2010, the Washington State Department of Social and Health Services Division of Developmental Disabilities (DDD) had a total caseload of 4,034 persons with developmental disabilities in Snohomish County. DDD uses a prevalence rate of 3.0 to 3.5% to estimate the segment of the general population that may have a developmental disability. Using the lower end of that range for Snohomish County is justified given the comparatively high median incomes and low level of poverty present in the population. In 2009, a 3% prevalence rate would mean that approximately 21,129 Snohomish County residents had a developmental disability, and that only 19% of those with potentially eligible disabilities received support services from DSHS/DDD.

There are a number of different types of disability that might make a person eligible for DDD services. Some may have more than one disability but the number of individuals by primary diagnosis currently eligible for services are: mental

retardation, 1473; autism, 161; cerebral palsy, 167; epilepsy, 44; other neurological conditions, 52; Down syndrome, 62; medically intensive, 14; developmental delay, 1642; other condition, 409; and 10 too severe to assess. The vast majority of these individuals live with their parents and receive the support they need from their families. There were 171 families with DDD eligible family members who received family support services in 2009. For ages three and up 1,389 families received only case management services in 2009.

Those that no longer reside with parents or family but live in their own homes need affordable housing that is close to their families, near public transportation, close to their work, shopping, essential services, and in comparably safe communities due to their vulnerability to predation. Many individuals receive Social Security and Medicaid benefits and qualify for Medicaid Personal Care services provided in their home that assist with personal care and daily living skills. In February 2010, only 560 DDD clients required more extensive residential support: 168 lived in adult family homes; 5 received alternative living support; 31 lived in Adult Residential Centers; 4 in child foster care; 1 in child foster group care; 15 child staffed residential; 6 in companion homes; 13 in group homes; and 317 in supportive living.

But the lack of affordable housing options and adequate community services means many adult individuals with developmental disabilities live with their parents well into their adult years. When parents die or family resources are exhausted, these adults may be forced into lives that are characterized by low income, dependence on public assistance, inadequate supportive services, and frequent resistance to their presence from rental property owners and neighbors.

Persons With Chemical Dependency. According to Washington State's TARGET Management Information Services (a reporting system capable of generating a variety of information specific to alcohol and drugs) more than one out of every ten adult residents is in need of chemical dependency treatment. In Snohomish County 8.6% of adults earning less than 200% of the federal poverty are in need of treatment. However, demand for treatment far exceeds current funding levels. During this past year, January through December 2008, Washington State has experienced a 67.8 treatment gap. What this gap means is that for those who qualify for and are in need of chemical dependency treatment 67.3% did not receive it. In 2008 the Snohomish County treatment gap is 74.5% which equates to almost 5,962 individuals who, because of lack of funding, are not able to access publicly funded treatment. As a result of economic collapse funding to serve this population was significantly reduced. As a result, waiting lists for indigent populations seeking alcohol and/or drug treatment services have quadrupled.



Individuals receiving public funded treatment in Snohomish County have significant factors such as income, employment and homelessness impacting unmet needs. In Snohomish County 74.5% of those admitted into treatment during the past year report a monthly income of \$0 to \$500 per month; 14.4% report incomes between \$501 and \$1,000. From January 01, 2009 to December 20, 2009 individuals accessing publicly funded treatment reported the following information regarding their primary residence: 57 individuals report living in a controlled environment (jail/work release etc), 92 individuals live in drug-free shared housing, 29 youth were living in foster or group homes, 92 report living in homeless shelters, 253 report living on the streets and 81 individuals reported no stable living arrangements. 92 low-income adults receiving publicly funded chemical dependency treatment in Snohomish County are homeless. From January 01, 2009 to December 20, 2009 individuals accessing County funded treatment reported the following employment information: 6.6% were employed full time, 5.6% worked part time, 12.1% were disabled, 7.1% were underage and not in the work force and 36% were unemployed and seeking work.

The Snohomish County Human Service Department's Alcohol and Other Drugs unit facilitates and coordinates local planning and service delivery for state and federally funded prevention and outpatient treatment services. The Department contracts with eight private non-profit agencies to provide outpatient treatment for substance abusing and/or chemically dependent youth and adults at 13 separate sites throughout the county. When inpatient services are needed, these outpatient providers work in collaboration with inpatient agencies to arrange for inpatient services. When individuals are discharged from inpatient services the outpatient agencies assist them with access to needed services upon their return to the community; in many cases these services include finding clean and sober housing, food, medical services and chemical dependency aftercare on an outpatient basis. Housing needs are encountered when alcohol or other drugs of abuse directly or indirectly causes eviction from or loss of existing housing, or when a patient leaves inpatient treatment and either needs supported housing in order to continue recovery or has no housing to return to and no resources to secure housing. Approximately \$3 million a year is spent on adult outpatient treatment in our county and \$500,000 a year for youth outpatient treatment. However, the wait to get into treatment is weeks, sometimes months.

There are several different sub-populations by age and circumstances with serious alcohol or drug abuse conditions whose housing situations have not yet deteriorated to the brink of homelessness. Drug and alcohol prevention programs currently serve some and others may be involved in at risk intervention programs for homeless



prevention. Undoubtedly large numbers of others are not yet identified as needing intervention to prevent possible housing or other serious problems.

There are significant unmet needs for chemical dependency treatment and other ancillary services in Snohomish County. Of those admitted into treatment in 2009, 604 individuals lacked stable housing, 1,345 were unemployed or under-employed and just over 89% had incomes of less than \$1,000 a month. In 2008 in Snohomish County alone almost 5,962 individuals were not able to access treatment; the aggregate numbers reflect 2009 economic impacts (budget reductions) in relation to the numbers who've not been able to access treatment were not available when this data for this report was compiled in February 2010. Research shows that treatment works and significantly improves employment, income and other ancillary needs such as housing. Research shows every dollar spent on treatment results in \$3.71 saved in Medicaid cost, criminal justice and public assistance. When people have access to treatment there are significant savings to the community. Snohomish County Human Service's Alcohol and Other Drugs unit works in close collaboration with others in our community to maximize available treatment dollars and serve as many residents of our community as possible.

Persons Living with HIV/AIDS. According to data from the Region 3 AIDS Service, there are currently 629 persons living with HIV/AIDs in Snohomish County. Data from the Snohomish Health District indicates about 40-50 new cases were diagnosed each year from 2005 to 2007.

Complete data is not available on the number of these persons who are low-income. However, 309 of the 629 receive HIV/AIDS Case Management and the current service provider, Lifelong AIDS Alliance, estimates that 80% of the 309 have incomes at or below 200% of the federal poverty level.

HIV/AIDS Case Management assists persons to connect with services needed to keep them healthy as well as providing emotional support. Referrals may be made for several services including: doctors, dentists, insurance, food, finances, housing, prevention, treatment, mental health treatment, and chemical dependency.

Persons diagnosed with HIV/AIDS often experience reductions in or loss of their previous independent incomes (and loss of health insurance that may have accompanied employment), exhaust their resources, and depend on public assistance income that is not sufficient to pay market rate rents. Due to changes in medicine, persons living with HIV/AIDS are living longer and some are able to live relatively normal lives; however, medication is expensive even with insurance. Some persons in this population also experience co-existing problems such as mental health or substance abuse, which can also contribute to a lack of housing

resources. Lifelong AIDS Alliance indicates it has seen an increase in the number of persons in this population needing assistance, especially since the economy has worsened, that medical care and food remain high needs for this population, and that obtaining housing for this population is difficult in Snohomish County.

Assisted housing specifically for persons living with HIV/AIDS in Snohomish County is coordinated through Catholic Community Services and is available only for persons receiving HIV/AIDS Case Management who are also homeless. Assistance is provided in the form of rental assistance/leasing to provide transitional or permanent housing. Occasionally, emergency shelter may be provided in a motel/hotel if shelter space is unavailable. About 62 homeless households are provided housing assistance each year with an additional 25 on the waitlist. Funding for the housing assistance is provided under the HUD Housing Opportunities for persons with HIV/AIDS (HOPWA) program, HUD Shelter Plus Care (S+Care) program, the HUD Supportive Housing Program (SHP), and two project-based Section 8 units.

In addition to the figures listed above, it is likely that there are additional persons living with HIV/AIDS who need housing assistance – including homeless persons not-receiving HIV/AIDS case management and low-income non-homeless persons. Some of the persons may be accessing other assisted housing units, however given the need for these units greatly exceeds the supply for these units and the long wait for some of these units, it is likely that additional housing assistance is needed.

**E. Veterans.** US Department of Veterans Affairs (VA) estimates indicate that there were 64,451 military veterans residing in Snohomish County in 2009; 92.8% were men and 7.2% women. They comprise 9.2% of the general population and 12.0% of the population 17 years of age or older. The Census Bureau's American Community Survey (ACS) 2006-2008 3yr estimates indicate that 11.3% of all veterans in Snohomish County are persons of color, with 3.3% Hispanic, 3.0% Black, 2.2% Asian, 2.2% two or more races, 1.0% American Indian, and 0.2% Hawaiian or Pacific Islander. Veterans of color are more prevalent among those 18-64yrs of age (13.8%) than among those 65yrs of age or older (5.0%).

VA estimates indicate that Snohomish County's World War II veteran population is declining as it ages, but the Vietnam Era veterans are also diminishing in number. At 36% in 2000, the largest proportion of the total population of veterans residing in the County are Vietnam Era veterans. That proportion has declined from its peak of 39% in 1990 and will continue to decline as veterans from more recent conflicts gain in number.

ACS 2006-2008 estimates indicate that 22.0% of all veterans have some type of disability and 15.2% have a service-related disability. The ACS also indicates that 4.5% of all veterans in Snohomish County had incomes below the federal poverty line.

The demand for emergency vouchers from the Snohomish County Veterans' Assistance Fund has increased greatly, from an average of 43 veterans requesting assistance a month in 2001 to an average of 114 a month in 2009. This increase is likely to be related to two things:

- (1) the economic downturn during this period in Snohomish County; and
- (2) an amendment to RCW 41.04 passed by the legislature in 2002 that broadened the definition of veteran to include veterans who did not serve during wartime as well as members of reserve units and National Guard who served at least 90 days of active duty.

The County's Veterans Assistance Program staff also respond to requests for information about services available in the community, assess veteran's needs and refer them to resources that will help them meet those needs, help veterans apply for and access benefits to which they are entitled, and provide case management for veterans who are incarcerated and need to enter VA treatment programs.

A demonstration project administered by Everett WorkSource Center and funded by the US Department of Labor continues to assist homeless veterans in finding and retaining employment. Partnering with WorkSource on this Project, the Veterans Assistance Program assists many of these veterans with basic needs and work clothing/tools in order for them to go to work.

The growing population of the county and increased demand for veteran services has led to greater coordination of services and programs relating to homeless and incarcerated veterans between the County's Human Services and Corrections Departments. Participation in the Homeless Policy Task Force and the Veterans Services Partnership also increases service options for homeless veterans.

The Veterans Services Partnerships released its first Continuum of Care Action Plan in 2009, a significant portion of which was devoted to housing strategies that will reduce and prevent homelessness in the veteran population.

- Goal 1: Provide homeless veteran households with housing and supportive services using OHHCD EHP vouchers.
- Goal 2: Enter all new Veterans Assistance Program clients in Snohomish County's new HMIS client data management system.

- Goal 3: Establish a countywide veterans housing services priority list for placing veterans in supported housing.
- Goal 4: Apply for VA grant funding for per diem program support for housing and services, as well as capital funds to acquire and rehabilitate a 30-50 unit facility.
- Goal 5: Apply for HUD-VA Supportive Housing voucher program.
- Goal 6: Decrease the risk of veteran households becoming homeless through targeted assistance vouchers and prevention services.

Cooperative efforts such as these will be increasingly essential as the number of veterans in Snohomish County grows and the challenges of a recessionary economy reduce the resources available to address the multi-faceted needs of this population.

**F. Priority Needs of Special Populations.** Following is a presentation of priority needs of special populations based on the foregoing data. They are rendered in a modified format of optional HUD Table 1B.

**Table 32**

<b>Special Needs Subpopulations</b>	<b>Unmet Priority Need</b>
Elderly	X
Frail Elderly	X
Severe Mental Illness	X
Developmentally Disabled	X
Physically Disabled	X
Persons with Alcohol/Other Drug Addictions	X
Persons with HIV/AIDS	X
Victims of Domestic Violence	X

### **G. Housing Market Analysis**

This section of the Consolidated Plan analyzes information related to the rental housing market and the for-sale housing market and analyzes whether low- and moderate-income households are likely to be able to afford to rent or buy housing in Snohomish County. It also provides and analyzes information on public and assisted housing. Additional elements of the housing market analysis may be found in the County Population and Housing Profile section.

The data utilized were derived from several sources. Dupre+Scott Apartment Advisors, Inc. provides a series of studies to subscribers.

- Their *Apartment Vacancy Report* and *The 1 to 19 Unit Apartment Report* survey approximately 31,000 rental units in over 1,000 buildings across the county. They provide data on vacancy rates and average rents by unit type (number of bedrooms) and submarket.
- The *Apartment Investment Report* and *The Apartment Advisor* deliver information on various conditions of the apartment property market, including construction and sales trends.

Other data in this section comes from the housing office of Everett Naval Station (and a local property management company that provides housing for military personnel) and the Central Puget Sound Real Estate Research Committee, an industry/academy association that publishes data on single-family and condominium sales.

### 1. Rental Housing

#### *Rental Costs & Comparison of Market Areas.*

The average Snohomish County rent at large properties (20 or more rental housing units) in 2009 was \$949, up 27 percent from 2005. From 2005 to 2009, average rents in the various submarkets increased between 17 percent and 32 percent. (See Table 33.)

**Table 33**

<b>History of Average Rents by Market Area, Apartment Properties with 20 or More Units, 2005-2009; Not Adjusted for Inflation</b>						
Area	2005	2006	2007	2008	2009	Pct Chg
Snohomish Co., overall	\$750	\$773	\$854	\$933	\$949	27%
Central Everett	\$650	\$651	\$650	\$696	\$759	17%
Edmonds	\$689	\$708	\$742	\$816	\$827	20%
Lynnwood	\$770	\$784	\$847	\$918	\$944	23%
Marysville/Monroe	\$733	\$765	\$789	\$843	\$866	18%
Mill Creek	\$839	\$891	\$995	\$1,093	\$1,100	31%
Mountlake Terrace	\$714	\$735	\$793	\$887	\$898	26%
Paine Field	\$705	\$723	\$851	\$917	\$933	32%

<b>History of Average Rents by Market Area, Apartment Properties with 20 or More Units, 2005-2009; Not Adjusted for Inflation</b>						
Area	2005	2006	2007	2008	2009	Pct Chg
Silver Lake	\$726	\$751	\$821	\$916	\$936	29%
Thrashers Corner	\$887	\$920	\$1,045	\$1,118	\$1,147	29%

Source: Dupre+Scott, The Apartment Vacancy Report (April, 2009).

The type of property makes a substantial difference in the rent. Single-family rents averaged \$1,521 per month in 2009, a premium of \$570 or more, depending on unit type. By comparison, 5- to 19-unit apartments averaged \$728 and two- to four-unit apartments average \$895. (See Table 34) Single-family, detached homes, of course, tend to be much more spacious than ordinary apartments.

**Table 34**

<b>Average Rent by Property Type, Snohomish County, 2009</b>	
Single-Family Home	\$1,521
2 to 4 Units	\$895
5 to 19 Units	\$728
20 or more Units	\$949

Source: Dupre+Scott, The Apartment Vacancy Report (April, 2009) and The 1-19 Unit Apartment Report (April, 2009).

Likewise, unit type has a significant impact on rents. At larger properties, the first two bedrooms add \$209 to \$357, and the third another \$189 (on average). A second bathroom adds an average of \$148 to a two-bedroom apartment. At smaller properties, extra bedrooms add anywhere from \$100 to \$500 a month, depending on unit size. (See Table 35).

**Table 35**

<b>Average Rents by Unit Type and Property Type, Snohomish County, April 2009</b>									
Property Type	All	Studio	1 Bed	2 Bed	2 Bed/1 Bath	2 Bed/2 Bath	3 Bed	4 Bed	5 Bed
Large (20+ units)	\$949	\$694	\$823	N/A	\$903	\$1,051	\$1,240	N/A	N/A
Small (1-19 units)	\$1,019	\$533	\$ 641	\$838	N/A	N/A	\$1,381	\$1,803	\$2,021

Source: Dupre+Scott, The Apartment Vacancy Report (April, 2009) and The 1-19 Unit Apartment Report (April, 2009).

Rents also vary considerably depending upon area of the county. As Table 36 illustrates, rents for a two-bedroom, one-bath apartment ranged from a low of \$781 in Central Everett to a high of \$1,090 in Thrashers Corner, a difference of \$309.

**Table 36**

<b>Average Rents by Unit Type and Market Area, Apartment Properties with 20 or More Units, 2009; Not Adjusted for Inflation</b>						
Area	All	Studio Rent	1-BR Rent	2-BR/ 1-BA Rent	2-BR/ 2-BA Rent	3-BR/ 2-BA Rent
Snohomish Co., overall	\$949	\$694	\$823	\$903	\$1,051	\$1,240
Central Everett	\$759	\$663	\$682	\$781	\$859	\$947
Edmonds	\$827	\$716	\$739	\$864	\$938	\$1,147
Lynnwood	\$944	\$658	\$804	\$932	\$1,064	\$1,262
Marysville/Monroe	\$866	\$N/A	\$714	\$819	\$886	\$1,086
Mill Creek	\$1,100	\$N/A	\$942	\$1,053	\$1,172	\$1,339
Mountlake Terrace	\$898	\$N/A	\$792	\$912	\$997	\$1,186
Paine Field	\$933	\$672	\$825	\$879	\$1,043	\$1,239
Silver Lake	\$936	\$663	\$813	\$910	\$997	\$1,155
Thrasher's Corner	\$1,147	\$837	\$969	\$1,090	\$1,220	\$1,470

Source: Dupre+Scott, The Apartment Vacancy Report (April 2009).

A table indicating the most and least affordable rental markets of the county follows below. A family may have to pay 30 percent more to rent a single-family home in Mill Creek than in Central Everett, or 50 percent more to rent a two-bedroom apartment. Other studies in Snohomish County have shown that the relative age and size of housing units (along with other factors, such as amenities and accessibility to jobs and good schools) often explain a great deal of the difference in rents across submarkets.



**Table 37**

<b>Rents for Single-Family, Detached Homes by Market Area, Ranked from Most to Least Affordable, 2009</b>		<b>Rents for Attached, 2-Bedroom Housing Units by Market Area, Ranked from Most to Least Affordable, 2009</b>	
Central Everett	\$1,227	Central Everett	\$788
Lynnwood	\$1,478	Marysville/Monroe	\$848
Marysville/Monroe	\$1,481	Edmonds	\$896
Snohomish Co., total	\$1,521	Mountlake Terrace	\$945
Mountlake Terrace	\$1,589	Silver Lake	\$958
Edmonds	\$1,597	Paine Field	\$961
Silver Lake	\$1,605	Snohomish Co., total	\$976
Paine Field	\$1,658	Lynnwood	\$1,001
Thrashers Corner	\$1,682	Mill Creek	\$1,149
Mill Creek	\$1,789	Thrashers Corner	\$1,186

Source: Dupre+Scott, The Apartment Vacancy Report (April, 2009) and The 1-19 Unit Apartment Report (April, 2009).

Dupre+Scott expects rents to continue to fall through 2011 and then increase, but by 2013 still not back to 2009 levels. Due to the current recession, employment is expected to fall, and vacancies rise, until 2011 (*The Apartment Advisor*, April 2009).

#### *Vacancy Rates.*

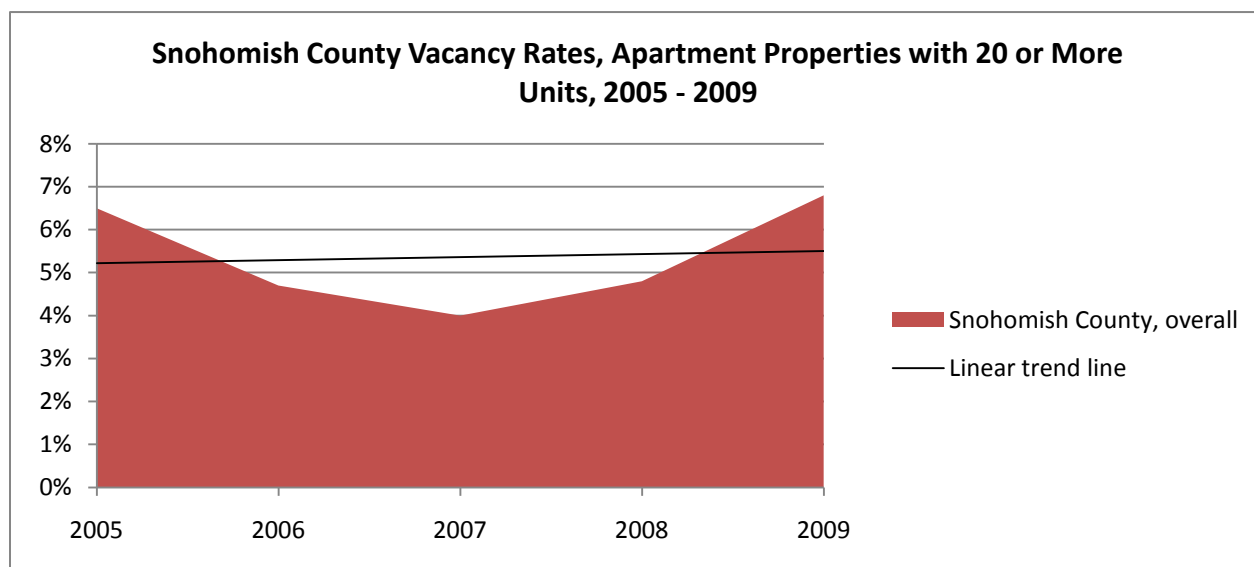
Nearly 7 percent of all rental units surveyed in large properties were vacant in March, 2009, which indicates an apartment market that is slightly overbuilt. (See Table 38.) Vacancy rates vary by community as well as by type of housing. Over the past five years, Marysville/Monroe has had the lowest average vacancy rate (2.7 percent) and the Paine Field area the highest (6.1 percent).

**Table 38**

<b>Vacancy Rates by Market Area, Apartment Properties with 20 or More Units, 2005-2009</b>						
Area	2005	2006	2007	2008	2009	5-Yr Avg.
Snohomish County, overall	6.5%	4.7%	4.0%	4.8%	6.8%	5.4%
Central Everett	8.4%	5.5%	3.1%	3.8%	6.9%	5.5%
Edmonds	5.8%	5.2%	2.9%	3.0%	4.9%	4.4%
Lynnwood	7.2%	4.4%	3.6%	4.8%	6.8%	5.4%
Marysville/Monroe	3.5%	2.1%	2.1%	1.5%	4.2%	2.7%
Mill Creek	5.9%	3.3%	3.2%	4.6%	7.0%	4.8%
Mountlake Terrace	8.7%	3.7%	2.5%	4.5%	6.4%	5.2%
Paine Field	6.1%	5.4%	5.3%	5.9%	7.7%	6.1%
Silver Lake	6.1%	5.9%	4.6%	5.5%	7.5%	5.9%
Thrasher's Corner	5.1%	3.1%	4.5%	4.3%	5.6%	4.5%

Source: Dupre+Scott, The Apartment Vacancy Report (April editions, 2005-2009).

The county has an average 5.4 percent vacancy rate, which is somewhat lower than the average rate of 6.8 percent from 2000 to 2004, and which includes a significant drop in vacancies between 2006 and 2008, although the five-year trend is upward. (See Figure 20.)

**Figure 20**

Source: Dupre+Scott, The Apartment Vacancy Report (April editions, 2005-2009).

At 5.9 percent, the vacancy rate in smaller rental properties in Snohomish County was lower than that of larger properties, and quite lower than the 9.2 percent vacancy in 2004. Vacancies were highest in four-bedroom rentals (14.9 percent), and lowest in two-bedrooms (4.1 percent). (Dupre+Scott, *The 1-19 Unit Apartment Report*, April 2009.)

### *Rental Housing Affordability.*

Housing is said to be affordable by the Department of Housing and Urban Development (HUD) if a household pays no more than 30 percent of its income for rent and utilities. Housing affordability varies by income level, by area of the county, and by type of unit rented.

Many jobs available to low-income households pay minimum wage. One way to analyze affordability is to determine how many hours a household would have to work at minimum wage in order to afford the average two bedroom apartment and pay no more than 30 percent of their income for rent.

Table 39 shows that in most areas, for families with two adult wage earners and at least one dependent child, both adults would need to work more than full-time at minimum wage to afford the average two-bedroom apartment. The table also shows in most areas, for families with one adult wage earner and at least one dependent child, the adult would have to earn more than two times the minimum wage to afford a two-bedroom apartment. The table also illustrates that, at minimum wage, some markets require more work time than others.

**Table 39**

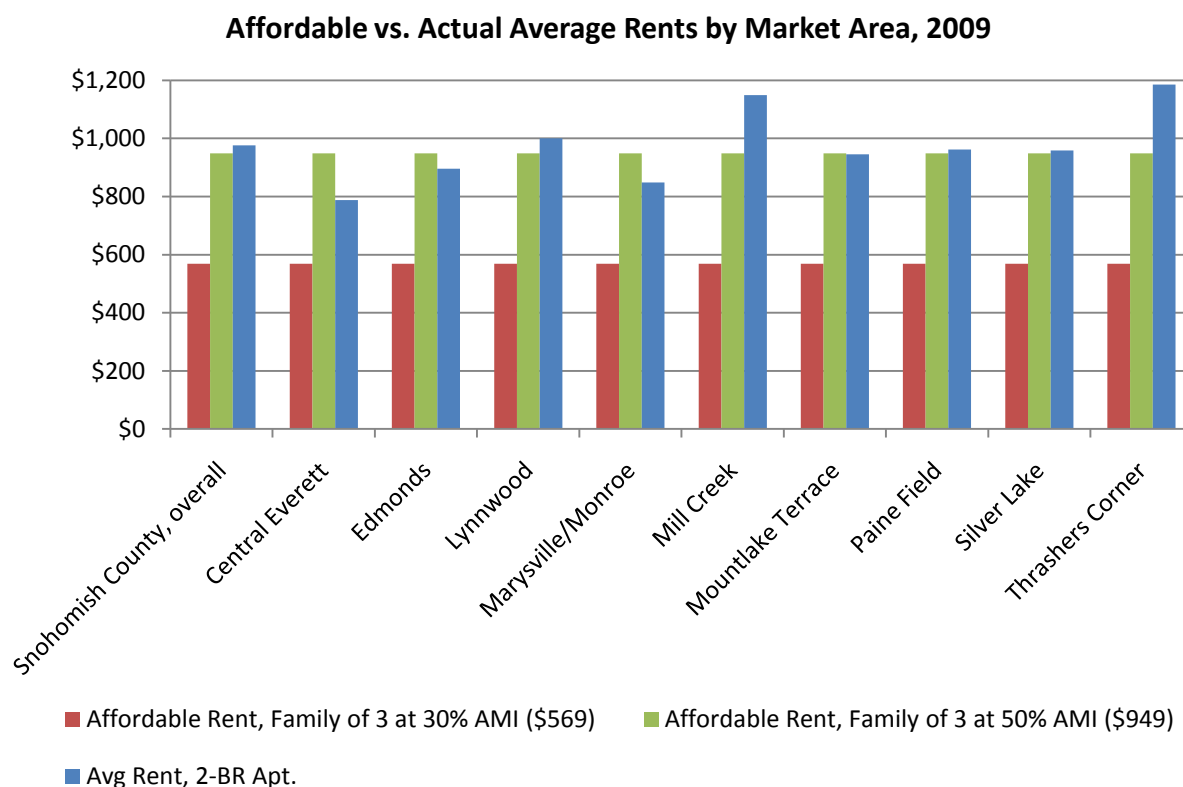
<b>Housing Wage vs. Minimum Wage by Market Area, 2009</b>			
Minimum Wage in Washington State, 2009: \$8.55 per Hour			
Area	Avg. Rent 2-BR Apartment	Hourly Wage Needed to Afford 2- BR Apt.	Hours/Week at Minimum Wage Needed to Afford 2-BR Apartment
Snohomish Co., overall	\$976	\$18.77	88
Central Everett	\$788	\$15.15	71
Edmonds	\$896	\$17.23	81
Lynnwood	\$1,001	\$19.24	90

<b>Housing Wage vs. Minimum Wage by Market Area, 2009</b>			
Minimum Wage in Washington State, 2009: \$8.55 per Hour			
Area	Avg. Rent 2-BR Apartment	Hourly Wage Needed to Afford 2- BR Apt.	Hours/Week at Minimum Wage Needed to Afford 2-BR Apartment
Marysville/Monroe	\$848	\$16.31	76
Mill Creek	\$1,149	\$22.09	103
Mountlake Terrace	\$945	\$18.18	85
Paine Field	\$961	\$18.49	86
Silver Lake	\$958	\$18.42	86
Thrasher's Corner	\$1,186	\$22.80	107

Source: Dupre+Scott, The Apartment Vacancy Report, (April 2009).

Another way affordability is analyzed is to compare average rents to the percent of median income a family earns. To illustrate how affordability changes for a family of three depending upon its income and rental market area, Figure 21 shows that households earning 50 percent of the area median income (\$37,950) can afford averaged priced rental housing in most, but not all areas, of Snohomish County, if units are available to rent. Households making 30 percent of AMI are more than \$200 a month short of what they can afford for the average two-bedroom apartment, even in the lowest-priced submarket (Central Everett). (Refer back to Table 36 for rent figures.)

**Figure 21**



Source: Dupre+Scott, The Apartment Vacancy Report (April 2009).

### *Affordable Rental Housing Availability*

Yet another analysis looks at the actual rents paid by households in certain income groups, categorized by how affordable the rent was. Table 40 shows, for example, that Snohomish County had 17,860 renter households<sup>1</sup> making 30 percent AMI or less in 2008, and that 8,850 rental units were affordable to a household making 30 percent of AMI—less than half of the needed supply. Furthermore, only 5,255 of these households actually obtained rents at this level, meaning that the remaining 12,605 clearly paid rents greater than what they could afford. In other words, they were “housing cost-burdened.”<sup>2</sup>

<sup>1</sup> This does not count the estimated 9,170 households who own their homes. See Table 39.

<sup>2</sup> “Affordable” here uses the HUD-standard: affordable gross rents (contract rent plus certain utilities) do not exceed 30 percent of gross household income. By this standard, households making 30 percent AMI

On the other hand, 16,300 renter households made 30 to 50 percent of AMI, and 37,915 rental units (8,850 plus 29,065) were affordable at incomes equal to 50 percent of AMI. Only 9,295 (1,790 plus 7,505) of the 16,300 households actually rented housing in this price range, meaning that at least 7,005 paid more than they could afford.

Combined, 19,610 (57 percent) of the 34,160 renter households making less than one-half the median income were cost-burdened in 2008.

The table also shows that some rental units affordable to households in lower income ranges are rented by households in higher income ranges, which contributes to a mismatch in supply and demand in the housing market.

**Table 40**

<b>Affordability of Actual Rents and Income Level of the Renter, Snohomish Co., Annual Averages from 2006-2008</b>					
Household Income	Gross Rent Affordable to Household Making:				Total
	30% AMI or less	30.1-50% AMI	50.1-80% AMI	Greater than 80% AMI	
30% AMI or less	5,255	7,075	4,970	560	17,860
30.1-50% AMI	1,790	7,505	6,130	875	16,300
50.1-80% AMI	850	8,265	10,680	985	20,780
80.1-95% AMI	405	1,950	4,625	240	7,220
95.1% AMI and above	550	4,270	10,765	2,310	17,895
Grand Total	8,850	29,065	37,170	4,970	80,055

Source: U.S. Census Bureau, 2006-2008 American Community Survey, 3-year estimates.

### *Can the Military Afford Rental Housing in Snohomish County?*

Military personnel stationed at Naval Station Everett rent housing in Snohomish County communities. The Navy does not own its own housing stock at this base, and works with the private rental market to make housing available and affordable. The Basic Allowance for Housing (BAH) provided to military personnel is designed to compensate sailors for median rental costs in the local community.

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or less, paying gross rents affordable only to those making more than 30 percent AMI, paid more rent than they could afford. Some—perhaps many—of the 5,255 households in the under-30 percent AMI *income* level also paid more than 30 percent of their incomes on gross rent; but that information is below the level of detail in this data. Even so, we know that at least 71 percent (12,605 of 17,680) of these extremely low-income households were cost-burdened.

**Table 41**

<b>2004 Basic Allowance for Housing (BAH) Compared with Average Apartment Rents in Snohomish County</b>					
Rank	BAH with Dependents	2 BR/2 BA APT Average	3 BR APT Average	BAH without Dependents	1 BR APT Average
		Market Rent	Market Rent		Market Rent
E-1	\$1,236	\$903	\$1,051	\$942	\$823
E-2	\$1,236	\$903	\$1,051	\$942	\$823
E-3	\$1,236	\$903	\$1,051	\$942	\$823
E-4	\$1,236	\$903	\$1,051	\$942	\$823
E-5	\$1,320	\$903	\$1,051	\$1,080	\$823
E-6	\$1,548	\$903	\$1,051	\$1,161	\$823
E-7	\$1,632	\$903	\$1,051	\$1,239	\$823
E-8	\$1,725	\$903	\$1,051	\$1,368	\$823
E-9	\$1,833	\$903	\$1,051	\$1,437	\$823
W-1	\$1,551	\$903	\$1,051	\$1,203	\$823
W-2	\$1,671	\$903	\$1,051	\$1,365	\$823
W-3	\$1,782	\$903	\$1,051	\$1,443	\$823
W-4	\$1,854	\$903	\$1,051	\$1,569	\$823
W-4	\$1,938	\$903	\$1,051	\$1,653	\$823
O1E	\$1,653	\$903	\$1,051	\$1,320	\$823
O2E	\$1,767	\$903	\$1,051	\$1,422	\$823
O3E	\$1,866	\$903	\$1,051	\$1,548	\$823
O-1	\$1,347	\$903	\$1,051	\$1,149	\$823
O-2	\$1,545	\$903	\$1,051	\$1,293	\$823
O-3	\$1,779	\$903	\$1,051	\$1,467	\$823
O-4	\$1,968	\$903	\$1,051	\$1,644	\$823
O-5	\$2,103	\$903	\$1,051	\$1,695	\$823
O-6	\$2,124	\$903	\$1,051	\$1,782	\$823
O-7	\$2,145	\$903	\$1,051	\$1,818	\$823

Source: Department of Defense, Dupre+Scott (The Apartment Vacancy Report, April 2009)



There are also three private market rental properties that provide first choice of apartments to military personnel. These properties are located in Lake Stevens, Marysville, and Brier and have a total of 441 rental units consisting of 85 two-bedroom, 257 three-bedroom, 98 four-bedroom and one five-bedroom units.

*Rental Housing Investment & Production Trends.*

According to Dupre+Scott Apartment Advisors, the price to acquire an apartment (investment) property in Snohomish County was \$90,639 per unit in 2009. (See Table 42.) This represents a 16 percent increase from 2005, but a 13 percent decrease from 2007 when apartment demand was on the rise.

**Table 42**

<b>Average Price per Unit Paid to Purchase Apartment (Investment) Properties; Not Adjusted for Inflation</b>					
	2005	2006	2007	2008	2009
Snohomish Co.	\$ 77,856	\$ 85,755	\$ 111,955	\$ 110,832	\$ 90,639

Source: Dupre+Scott, The Apartment Advisor (August 2009).

Snohomish County has added about 7,066 rental units in total from 1999 to April of 2009. However, the number of new rental units added annually has declined considerably in the past seven years and even more dramatically in the past two. In 2008, no new rental units were built, and in 2009 only 21 units have been built as of April. (See Table 43).

**Table 43**

<b>New Apartment Units Constructed in Snohomish County from 1999 through April, 2009</b>	
1999	2,338
2000	1,747
2001	934
2002	846
2003	188
2004	98
2005	193
2006	344

New Apartment Units Constructed in Snohomish County from 1999 through April, 2009	
2007	357
2008	0
2009 (as of April)	21
<b>Total</b>	<b>7,066</b>

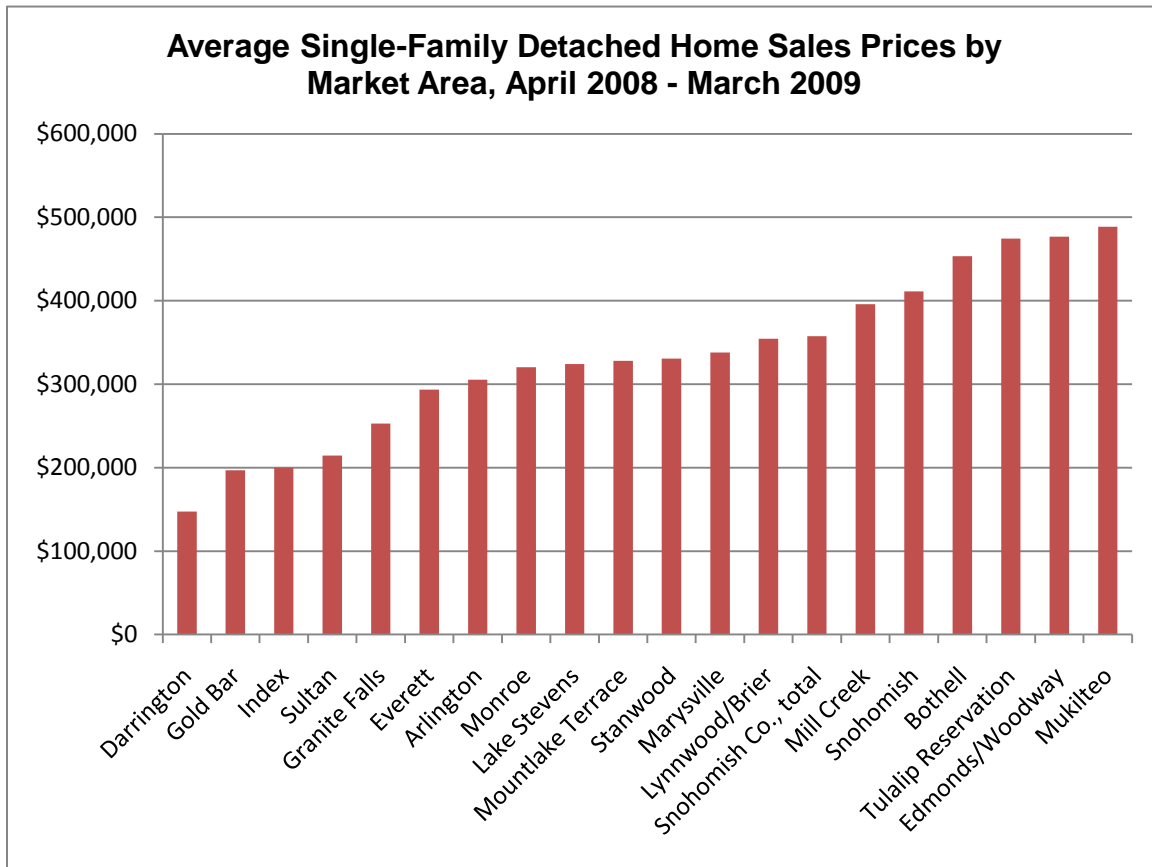
Source: Dupre+Scott, The Apartment Advisor, August 2009

## 2. For-Sale Housing.

Residential real estate sales data obtained from the Central Puget Sound Real Estate Research Committee reports closed sales by quarter by zip code. These have been consolidated into submarkets and identified below by their cities and zip codes.

- Between April 2008 and March 2009, 3,373 housing units were sold in Snohomish County. Of these, 707 were new houses and 183 were new condominiums.
- Mukilteo had the highest average sales price for all detached single-family homes sold in the county, and Bothell had the highest condominium sales price.
- The Darrington area had the lowest average single-family sales price, and Mountlake Terrace had the lowest average condominium sales price (not counting Stanwood and Granite Falls, which had only one condo sale in each area).

**Figure 22**



Source: Central Puget Sound Real Estate Research Committee (2009).

Note: Zip code boundaries and municipal boundaries are not the same. Sales in incorporated and unincorporated areas are combined in this chart.

**Table 44**

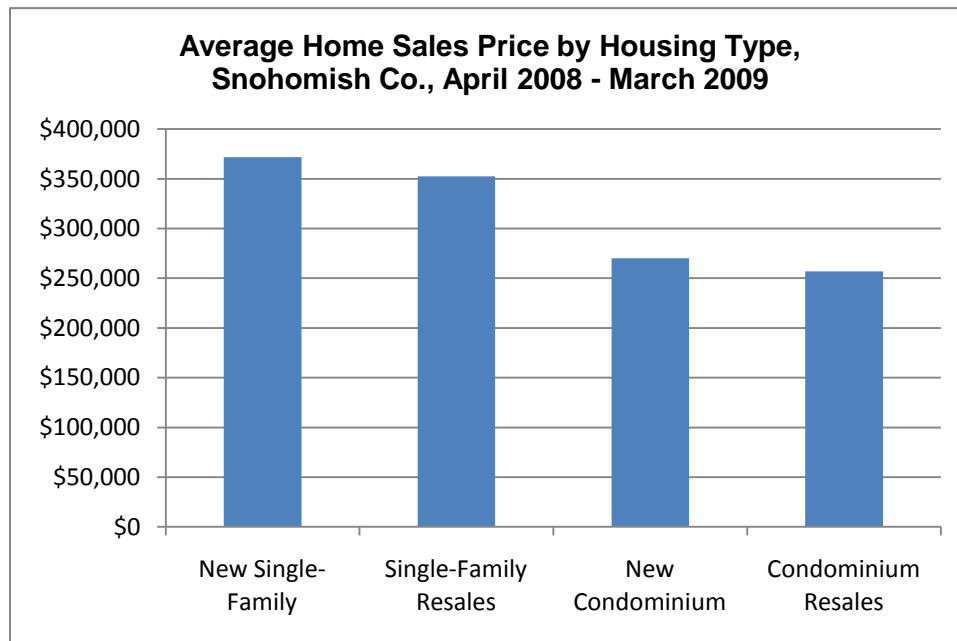
Average Single-Family Detached and Condominium Sales Prices by Market Area, April 2008 – March 2009								
Area	Zip Codes	All Single-Family	New Single-Family	Single-Family Re-sales		All Condo-minium	New Condo-minium	Condo-minium Re-sales
Snohomish Co., total	All	\$357,468	\$371,871	\$352,415		\$260,654	\$270,063	\$256,974
Arlington	98223	\$305,213	\$442,714	\$288,618		\$219,625	\$254,950	\$201,963
Bothell	98021	\$453,431	\$513,607	\$415,189		\$317,587	\$319,369	\$312,600
Darrington	98241	\$147,250	n.a.	\$147,250		n.a.	n.a.	n.a.

Average Single-Family Detached and Condominium Sales Prices by Market Area, April 2008 – March 2009								
Area	Zip Codes	All Single-Family	New Single-Family	Single-Family Re-sales		All Condominium	New Condominium	Condominium Re-sales
Edmonds/Woodway	98020, 98026	\$476,646	\$579,428	\$470,600		\$286,686	\$292,068	\$283,003
Everett	98201, 98203, 98204, 98208	\$293,441	\$315,665	\$289,012		\$219,784	\$249,171	\$212,978
Gold Bar	98251	\$196,879	\$251,667	\$188,661		n.a.	n.a.	n.a.
Granite Falls	98252	\$252,845	\$462,475	\$228,887		\$20,000	n.a.	\$20,000
Index	98256	\$200,000	n.a.	\$200,000		n.a.	n.a.	n.a.
Lake Stevens	98205, 98258	\$324,222	\$331,265	\$320,515		\$268,755	\$276,785	\$266,031
Marysville	98205, 98270, 98271	\$338,065	\$285,192	\$361,352		\$227,570	\$220,140	\$229,428
Mill Creek	98012, 98296	\$395,662	\$381,522	\$401,419		\$291,573	\$281,040	\$294,721
Monroe	98272	\$320,409	\$462,757	\$311,649		\$215,250	n.a.	\$215,250
Mountlake Terrace	98043	\$327,849	\$538,748	\$300,636		\$203,801	\$194,542	\$208,431
Mukilteo	98275	\$488,551	\$773,725	\$465,272		\$266,889	\$236,563	\$315,409
Lynnwood/Brier	98036, 98037, 98087	\$354,473	\$359,306	\$351,742		\$256,114	\$265,523	\$253,964
Snohomish	98290	\$411,001	\$461,296	\$394,998		\$278,650	n.a.	\$278,650
Stanwood	98292	\$330,709	\$312,834	\$336,369		\$175,000	n.a.	\$175,000
Sultan	98294	\$214,663	\$258,804	\$199,949		n.a.	n.a.	n.a.
Tulalip Reservation	98291	\$474,437	\$474,437	n.a.		n.a.	n.a.	n.a.

Source: Central Puget Sound Real Estate Research Committee (2009).

- The average sales price in Snohomish County varies by age and type of structure, as illustrated by Figure 23.
- Existing condominiums are the most affordable sales housing available in the County.

**Figure 23**

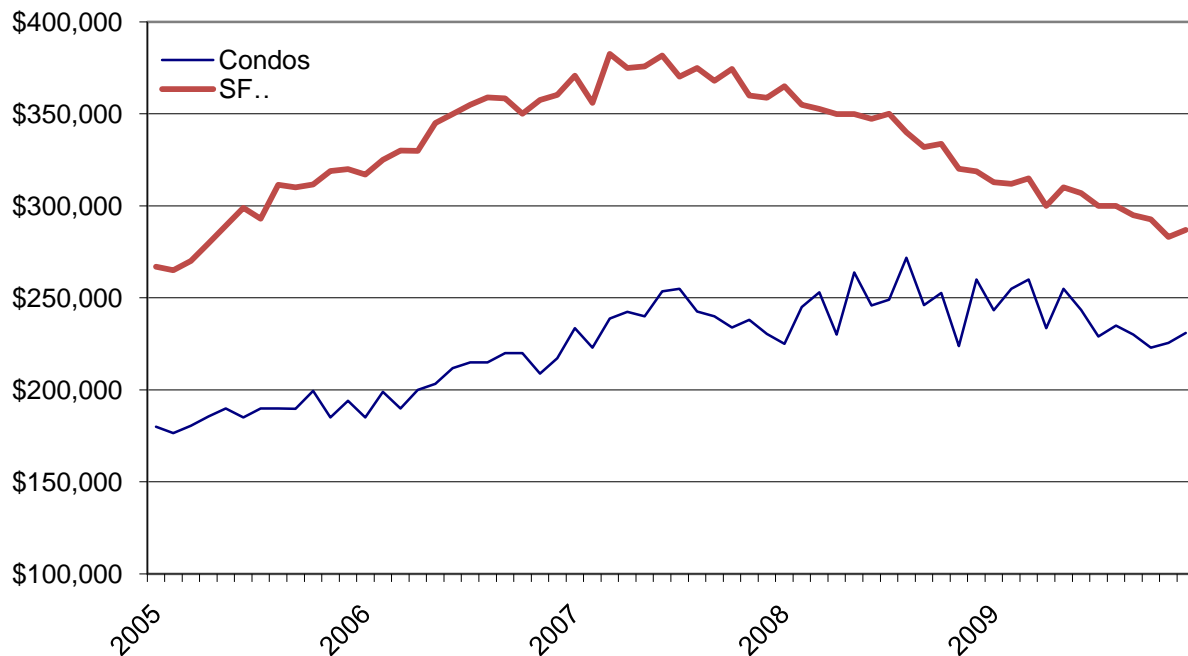


Source: Central Puget Sound Real Estate Research Committee (2009).

- According to the Northwest Multiple Listing Service, the median home sales price (detached and condominiums combined) was 12 percent higher in December, 2009 than in December, 2004. (See Figure 24.) Of course, this was after a climb of 37 percent from 2004 to 2006. Most of the five-year gain came from condominium price inflation; the average condo price has increased 31 percent, while the average detached home is only 2 percent higher than in 2004.

**Figure 24**

**Monthly Median Sales Prices of Single-Family Detached and Condominium Homes, Snohomish County; Not Adjusted for Inflation**



Source: Northwest Multiple Listing Service, monthly online marketing statistics.

*Home Purchase Affordability.*

The most expensive home a three-person household can afford to buy is estimated in Table 45 at four income levels, based on HUD's 2009 family income limits.

**Table 45**

Affordable Purchase Price by HUD Income Level, Three-Person Households						
2009 Family Income		Maximum Affordable Monthly Payment	Maximum Loan Amount	Down-Payment		Maximum Affordable Price
				Percent	Amount	
100% AMI	\$84,300	\$1,756	\$321,279	20%	\$80,320	\$401,599
80% AMI	\$57,600	\$1,200	\$219,522	10%	\$24,391	\$243,913
50% AMI	\$37,950	\$791	\$144,633	5%	\$7,612	\$152,245
30% AMI	\$22,750	\$474	\$86,704	5%	\$4,563	\$91,267

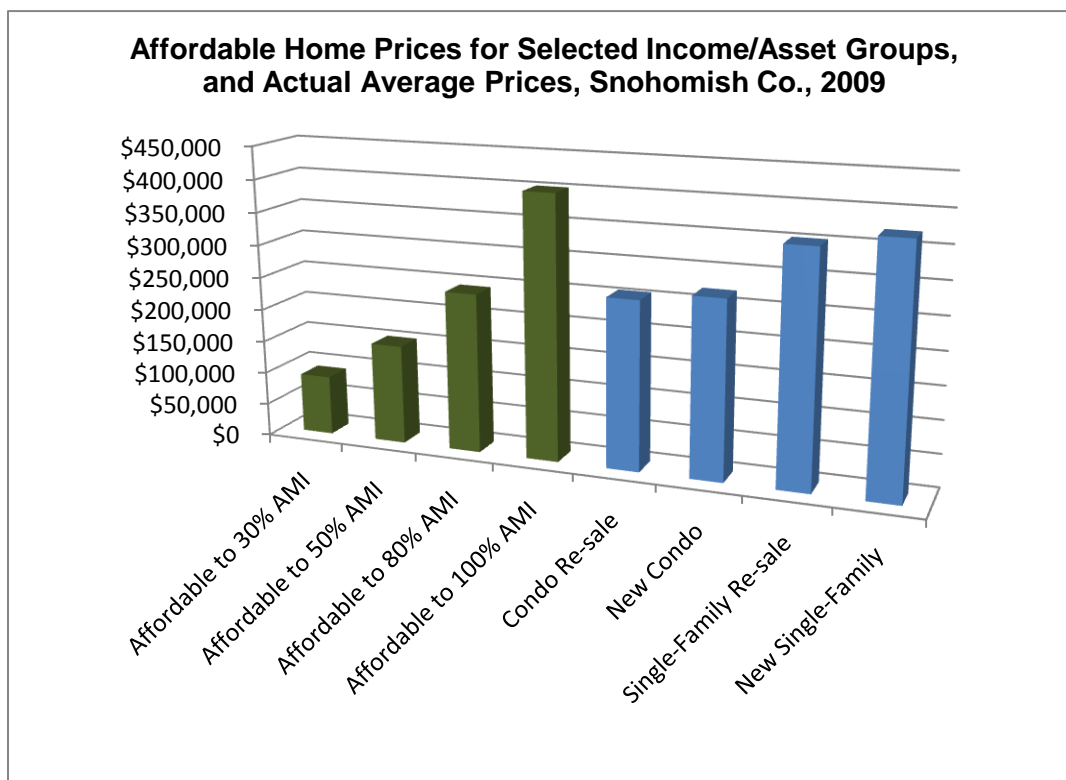
Source: HUD (family income levels)

Other Assumptions: Loan term of 30 years and interest rate of 5.16 percent (Federal Home Finance Board rate of second quarter, 2009). Maximum affordable monthly payment based on 25 percent of family income.

In Figure 25, we combine and compare the affordable prices from Table 44 and the actual average prices from Figure 23, which demonstrates that families earning below 80 percent of AMI experience significant barriers to homeownership in Snohomish County.

- A family earning 100 percent of median income could afford even the average-priced, new house in 2009, assuming they had savings or equity for the 20 percent down-payment.
- A family that earns 80 percent of median income cannot afford to purchase an average-priced home of any of these types. A family at this income may be able to afford a lower-than-average-price condominium, if available in the market. As income decreases below 80 percent of AMI, to 70 or 60 percent of median, the affordability gap increases.
- Families earning 50 percent AMI or less cannot afford to purchase an average-priced home of any of these types and experience the greatest affordability gap. Families at this income level hoping to buy would need to be fortunate enough to find a home priced far below average.

**Figure 25**



Source: Central Puget Sound Real Estate Research Committee (2009), and HUD.



The supply of for-sale homes affordable to the lowest income households is very small. As shown in Table 46, 9,170 households own their own homes and make 30 percent of AMI or less, and another 13,465 homeowner households make 30 to 50 percent of AMI, for a total of 22,635 households. However, only 11,320 owner-occupied homes would have been affordable to people making 50 percent of AMI, had they been offered for sale.<sup>3</sup>

**Table 46**

<b>Affordability of Owner-Occupied Housing Values and the Income Level of the Owner, Snohomish Co., Annual Averages, 2006-2008</b>				
Household Income	Estimated Value Affordable to Household Making:	With a Mortgage	Without a Mortgage	Total
30% AMI or less	Any Income	4,460	4,710	9,170
	50% AMI or less	495	1,915	2,410
	50.1-80% AMI	855	740	1,595
	80.1-100% AMI	1,270	785	2,055
	Greater than 100% AMI	1,840	1,270	3,110
30.1-50% AMI	Any Income	7,375	6,090	13,465
	50% AMI or less	740	1,815	2,555
	50.1-80% AMI	1,410	990	2,400
	80.1-100% AMI	2,285	1,295	3,580
	Greater than 100% AMI	2,940	1,990	4,930
50.1-80% AMI	Any Income	22,485	8,185	30,670
	50% AMI or less	1,555	1,715	3,270
	50.1-80% AMI	4,285	1,155	5,440
	80.1-100% AMI	7,085	1,585	8,670
	Greater than 100% AMI	9,560	3,730	13,290

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<sup>3</sup> “Estimated value” as used in this data represents what the homeowner believes the home would sell for at the time of the survey, not an actual sale price or a current mortgage payment. We cannot make conclusions from this data about cost burden (as we have for gross rents, above) because it does not provide enough information.

<b>Affordability of Owner-Occupied Housing Values and the Income Level of the Owner, Snohomish Co., Annual Averages, 2006-2008</b>				
Household Income	Estimated Value Affordable to Household Making:	With a Mortgage	Without a Mortgage	Total
80.1-95% AMI	Any Income	14,300	2,990	17,290
	50% AMI or less	500	365	865
	50.1-80% AMI	2,230	380	2,610
	80.1-100% AMI	4,475	715	5,190
	Greater than 100% AMI	7,095	1,530	8,625
95.1% AMI and up	Any Income	89,945	12,725	102,670
	50% AMI or less	1,395	825	2,220
	50.1-80% AMI	6,925	1,040	7,965
	80.1-100% AMI	20,550	2,775	23,325
	Greater than 100% AMI	61,075	8,085	69,160
<b>Grand Total</b>	Any Income	138,565	34,700	173,265
	50% AMI or less	4,685	6,635	11,320
	50.1-80% AMI	15,705	4,305	20,010
	80.1-100% AMI	35,665	7,155	42,820
	Greater than 100% AMI	82,510	16,605	99,115

Source: U.S. Census Bureau, 2006-2008 American Community Survey, 3-year estimates.

By adding each next-higher income group (see the “cumulative” columns in Table 47), we find that 53,305 owner households (22,635 plus 30,670) made 80 percent of AMI or less, and only 31,850 owner-occupied homes (8,990 plus 22,860) were affordable at the 80 percent AMI income level. Only at higher income levels do supply and demand even out.

**Table 47**

<b>Owner-Occupied Homes and Households Combined</b>				
	Individual Categories		Cumulative	
Household Income or Affordability Level	Households (Demand)	Housing Unit Values (Supply)	Households (Demand)	Housing Unit Values (Supply)
50% AMI or less	22,635	11,320	22,635	11,320
50.1-80% AMI	30,670	20,010	53,305	31,330
Greater than 80% AMI	119,960	141,935	173,265	173,265

Source: U.S. Census Bureau, 2006-2008 American Community Survey, 3-year estimates

Source: Census 2000.

### *Vacant and Abandoned Buildings:*

It does not appear that information is currently available estimating the total number of vacant or abandoned buildings in the county and whether the units in these buildings are suitable for rehabilitation. Information regarding rental vacancy rates does provide some information on vacant units in the county. As indicated above, the average rental vacancy rate for Snohomish County is 5.4 percent. As indicated in the County Population and Housing Profile, only 1 percent of housing units in the county in 2009 were in poor condition requiring complete overhaul of most systems and 5 percent of housing units are in fair condition requiring major rehabilitation. The number of vacant for sale buildings may have increased over the past few years, due to increased foreclosure rates. Under the Neighborhood Stabilization Program, recently implemented as one of the economic recovery programs, funding is being provided to three agencies to develop foreclosed properties into use as affordable housing. In addition, the Oswald Army Reserve Center located in Everett was listed as military surplus property in May 2008 and the Everett City Council approved the Reuse Plan for this building in September 2009 for Domestic Violence Services of Snohomish County. The agency plans to rehabilitate the facility to expand its capacity to provide emergency shelter and for administrative offices. The County is continuing to research additional data that may be available to provide more quantifiable estimates in this area.

### *3. Public and Assisted Rental Housing*

This section of the Consolidated Plan analyzes information about:

- 1.) The assisted rental housing stock in Snohomish County
- 2.) The households currently living in assisted housing

3.) The households on waiting lists for assistance.

Data for this section is based primarily on information from the Housing Authority of Snohomish County and the 2007 Assisted Rental Housing Inventory (compiled by the Snohomish County Human Services Department. It also includes information from the Tulalip Indian Tribes regarding its assisted housing.

*a. The Housing Authority of Snohomish County*

Snohomish County adopted a resolution in 1971 establishing a housing authority for Snohomish County. The Housing Authority of Snohomish County (HASCO) has a six-member board of commissioners. The commissioners are appointed by the County Executive and approved by the County Council. HASCO oversees its own day-to-day operations.

The Housing Authority of Snohomish County (HASCO) owns and operates just over 2,000 affordable housing rental units that were developed and/or are assisted through a variety of federal, state, and local housing capital and operating assistance programs. This includes 253 HUD Public Housing units, 186 USDA Rural Development units, 172 HUD building-based Section 8 units, 57 HUD project-based Section 8 units, and 1,338 general affordable housing units. These units are located in the unincorporated area of the County and in the cities of Arlington, Edmonds, Lake Stevens, Lynnwood, Marysville, Monroe, Mountlake Terrace, Snohomish and Stanwood. The units include 24 larger multi-family apartment properties (greater than 20 units), 8 smaller multi-family apartment properties (20 units or less), 6 duplexes, 4 single-family homes, 3 manufactured home parks and 2 group homes.

In addition, HASCO administers tenant-based rental assistance programs serving 3,266 households.

**Table 48**

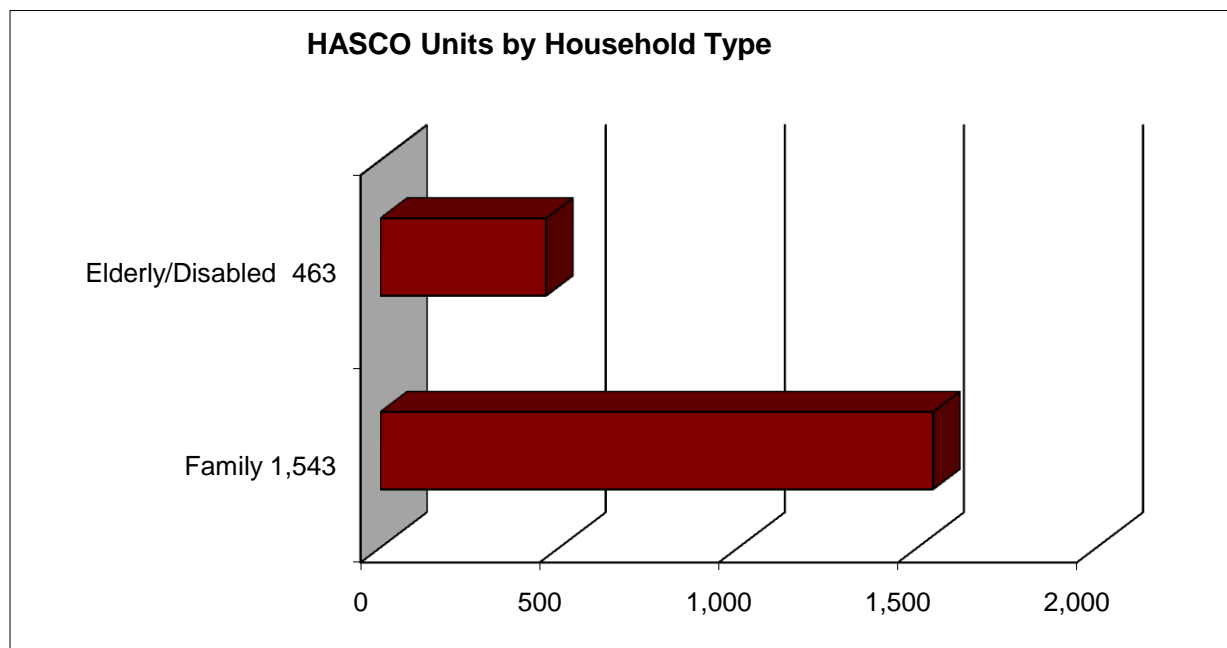
HASCO Tenant-Based Rental Assistance Programs		
Program and Fund Source	Households Served	Characteristics of Households
HUD Section 8 Certificates/Vouchers	2,998	< 50% median income; some units set aside for family self-sufficiency, mentally ill, developmentally disabled, terminally ill, homeless veterans (VASH), homeless, frail elderly, homeless veterans, victims of domestic violence, Sound Families.

HUD Shelter + Care (McKinney-Vento Homeless Program)	228	< 50% median income; homeless and disabled by mental illness, chemical dependency, HIV/AIDS, or developmental disability. The program is administered for HASCO by Pathways for Women YWCA.
Snohomish County Housing Voucher Program (Ending Homelessness Program)	40	< 30% median income; homeless and persons at imminent risk of homelessness who are veterans (individuals for families) or individuals with mental health or developmental disabilities. The vouchers are administered by HASCO, supportive services are provided by other agencies.
Total	3,266	

Source: HASCO and Snohomish County Human Services Department

The bulk of all housing units owned by HASCO provides housing for families.

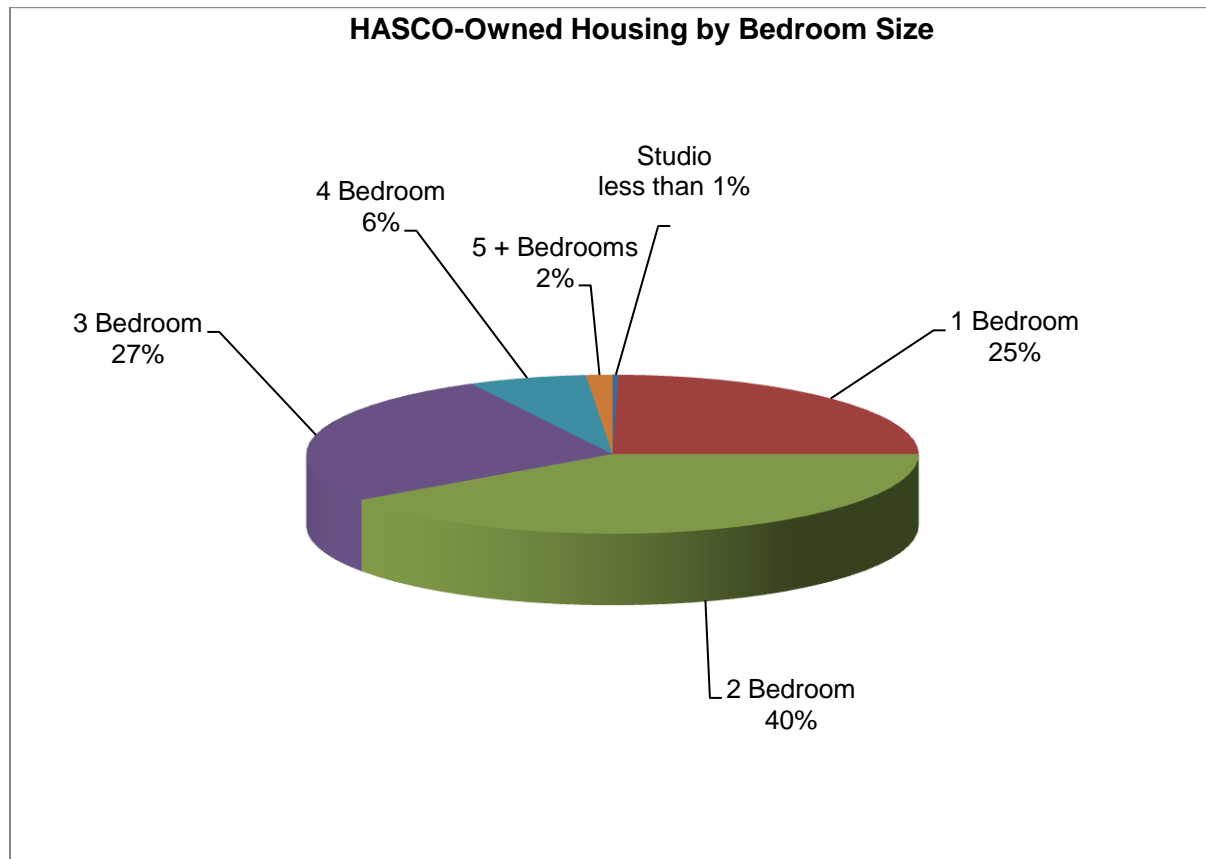
**Figure 26**



Source: HASCO

The HASCO-owned housing stock consists primarily of one-bedroom, two-bedroom and three-bedroom units.

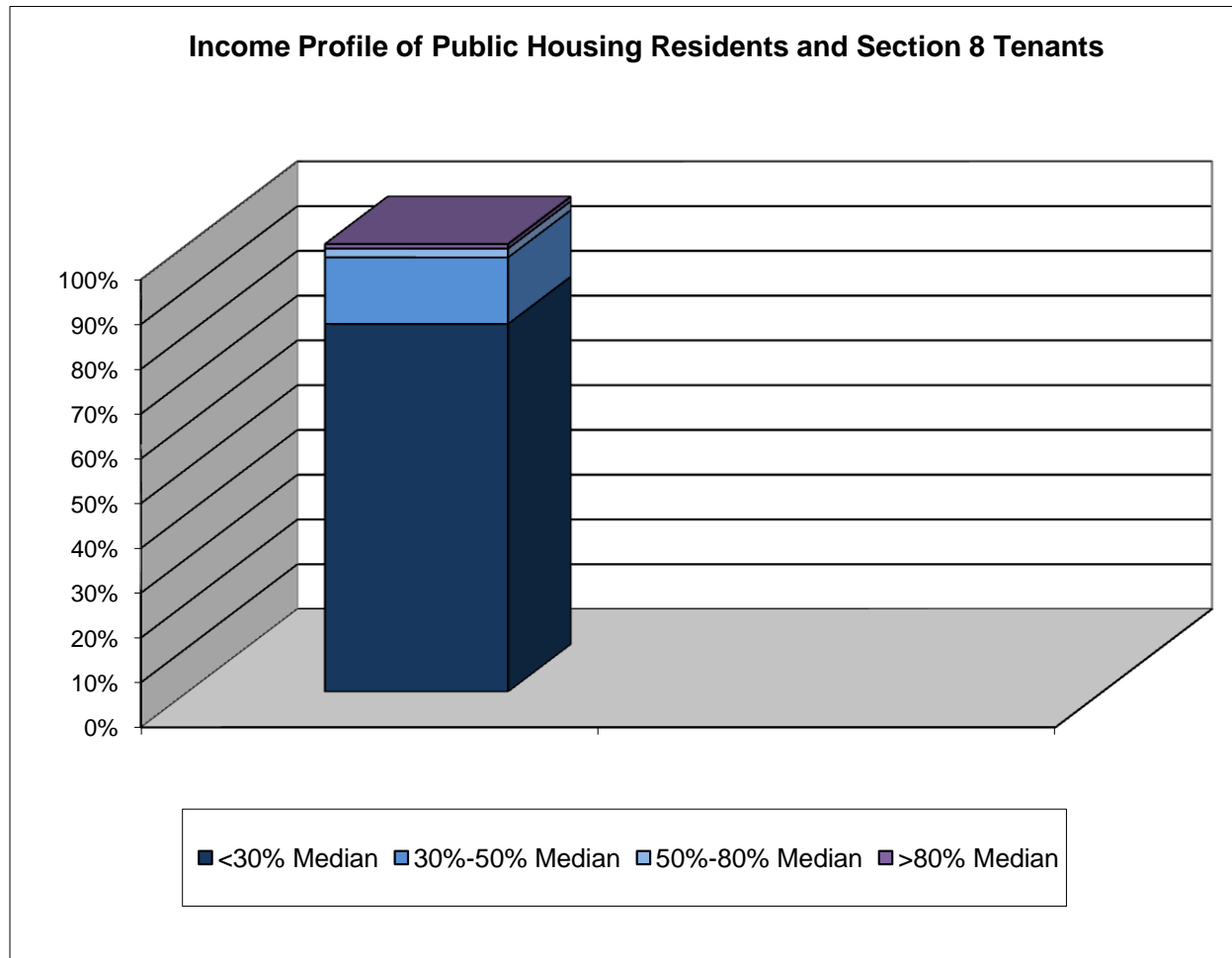
**Figure 27**



Source: HASCO

Through the federal project-based assistance programs (Public Housing and USDA Rural Development) and the Section 8 certificate/voucher program, HASCO assists 3,609 households. The vast majority of these households are extremely low- income, with annual incomes of less than 30 percent of the area median income.

**Figure 28**



Source: HASCO

While minority households make up about 18 percent of the County's population, they account for 24 percent and 29 percent, respectively, of those waiting for Section 8 rental assistance and those waiting for public housing. African Americans, in particular, are represented among households on the waiting lists in a much higher proportion (12 percent and 14 percent, respectively) than their share of the countywide population (2 percent).



**Table 49**

<b>Race/Ethnicity of Households HASCO Section 8 Waiting List</b>			
Race/Ethnicity	Households	Pct of Total Households (waiting lists)	Pct of Total (Population)
White	4,555	76%	82%
Black	714	12%	2%
American Indian	213	4%	1%
Asian/Pacific Islander	499	8%	9%
Other			6%
<b>Total</b>	<b>5,981</b>	<b>100%</b>	<b>100%</b>
Hispanic	406	7%	7%
Non-Hispanic	5,575	93%	93%
<b>Total</b>	<b>5,981</b>	<b>100%</b>	<b>100%</b>

Source: HASCO and 2008 American Community Survey

**Table 50**

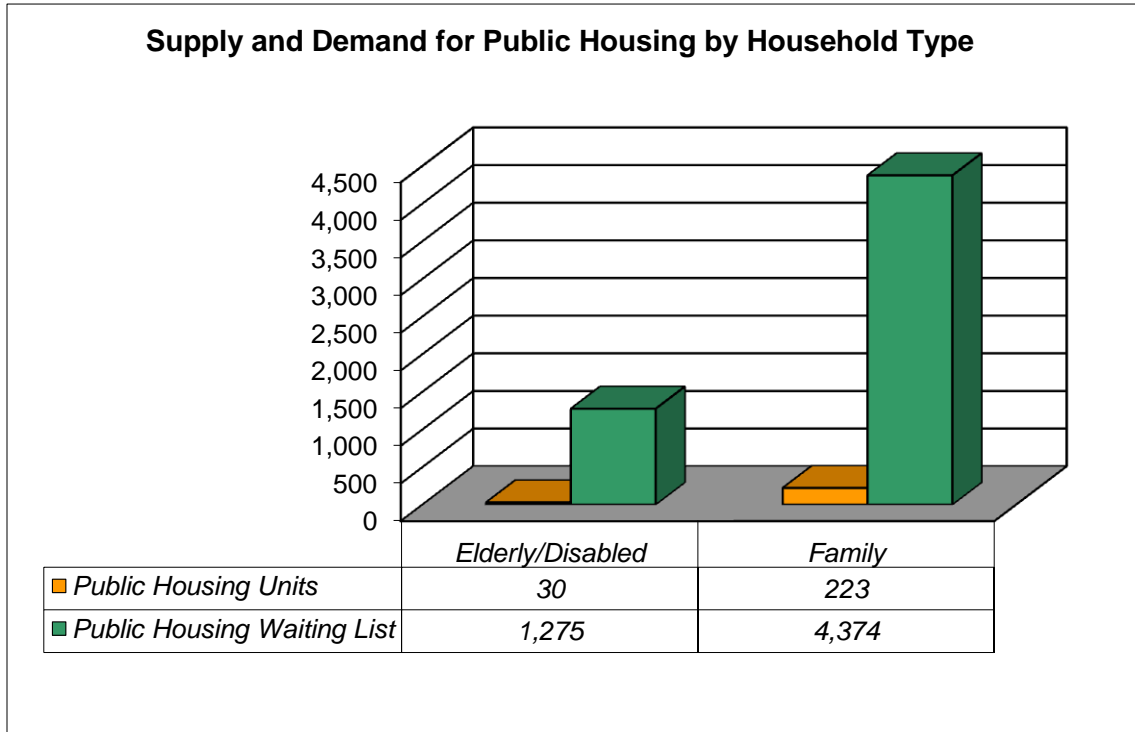
<b>Race/Ethnicity of Households HASCO Public Housing Waiting List</b>			
Race/Ethnicity	Households	Pct of Total Households (waiting lists)	Pct of Total (Population)
White	4,299	72%	82%
Black	833	14%	2%
American Indian	205	4%	1%
Asian/Pacific Islander	599	10%	9%
Other			6%
<b>Total</b>	<b>5,936</b>	<b>100%</b>	<b>100%</b>
Hispanic	487	8%	7%
Non-Hispanic	5,449	92%	93%
<b>Total</b>	<b>5,936</b>	<b>100%</b>	<b>100%</b>

Source: HASCO and 2008 American Community Survey

There are currently 6,554 separate households on the waiting lists for public housing and the Section 8 Program. That means that for every public housing unit or Section 8 certificate/voucher available, there are approximately two eligible low-income households waiting for assistance. This does not include households who have not applied or those discouraged by the length of the wait.

The majority of households on the waiting lists are families. Almost three quarters of the households on the public housing waiting list are families. The family demand for public housing units is extremely high compared with the supply of units. There is nearly 20 times the number of families seeking public housing than can be served with the current supply. For elderly and disabled families, the ratio is even worse, with 40 households waiting for each unit.

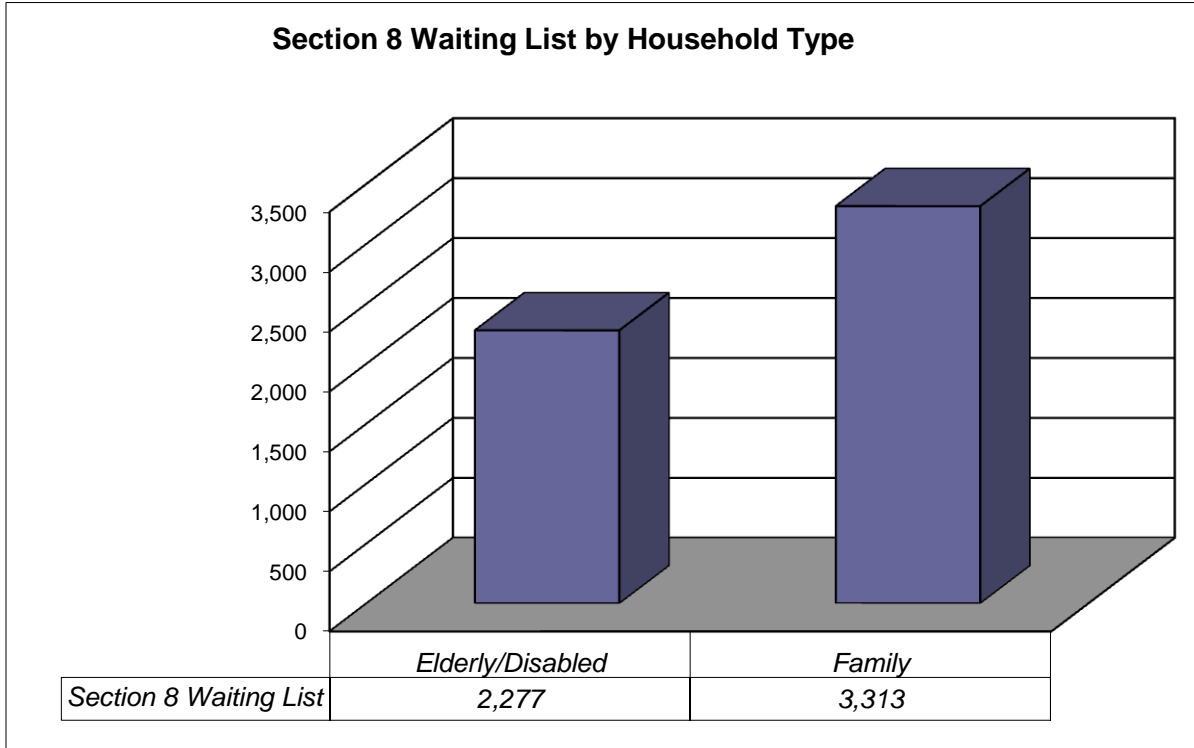
**Figure 29**



Source: HASCO

Family households use 62 percent of Section 8 certificates and vouchers and make-up over half of the Section 8 waiting list. Persons with disabilities make-up close to one-third of the waiting list and elderly persons make-up about one-tenth of the waiting list.

**Figure 30**



Source: HASCO

The majority of households waiting for a Public Housing unit or Section 8 voucher need either a one- or two-bedroom unit.

**Table 51**

Section 8 and Public Housing Wait Lists by Size of Units Needed			
Section 8 Wait List		Public Housing Wait List	
Unit Size Needed	% Households	Unit Size Needed	% Households
1-bedroom	45%	1-bedroom	26%
2-bedroom	35%	2-bedroom	45%
3-bedroom	15%	3-bedroom	22%
4-bedroom	4%	4-bedroom	7%
5+bedroom	1%		

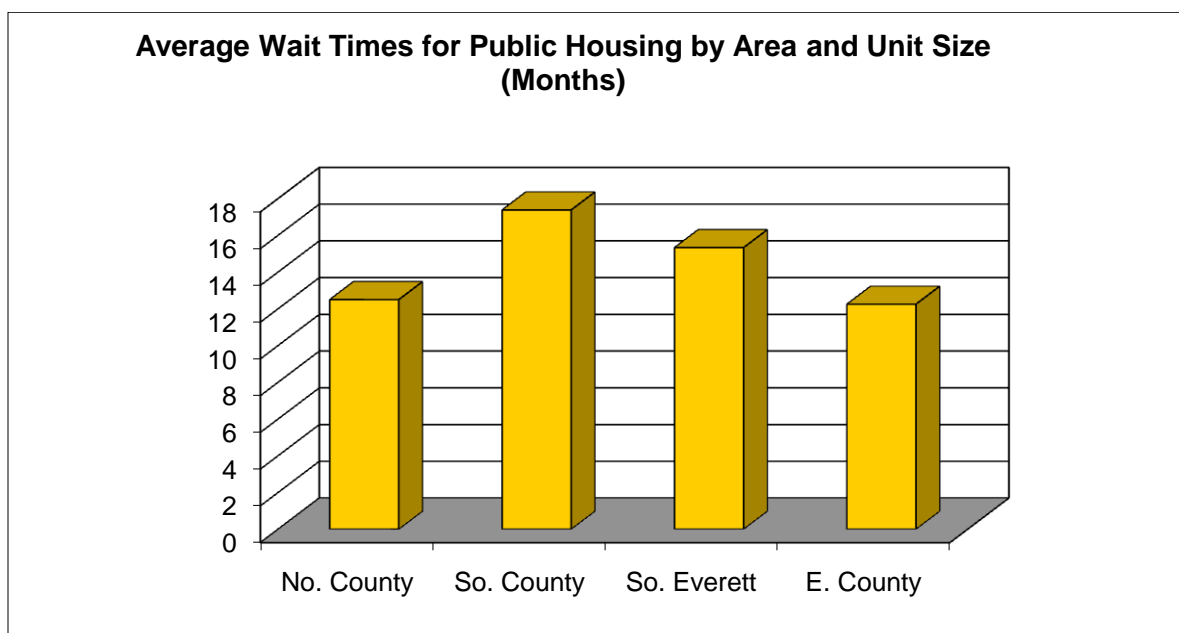
Source: HASCO

The average waiting time for all households is long. The wait for Section 8 voucher assistance is generally longer than for Public Housing units.

The time a household may expect to wait for a Public Housing unit varies by the size of unit needed and where in the County the housing is located. HASCO maintains the wait list information for four areas in the County: North County, East County, South County, and South Everett (the unincorporated area just beyond Everett's southern city limit). The public housing stock in North County consists of three- and four-bedroom units, in East County consists of two- and three-bedroom units, in South County consists of one-, two-, three- and four-bedroom units, and in South Everett consists of two-, three-, and four-bedroom units.

The waiting time for a public housing unit is 1 to 3 years, with an average wait time of 14 months. The largest number of applicants are for housing units in the South County and wait time for units in this area is the longest. South County also contains the only one-bedroom public housing apartments for seniors and disabled persons, with an average wait time of approximately 20 months.

**Figure 31**



Source: HASCO

The wait time for Section 8 voucher assistance is between 1 and 5 years, with an average wait time of 27 months. Large families needing larger units spend an average of four years on the waiting list, although the wait time is not related to unit size needed. New applicants on the Section 8 wait list currently experience about a 5 year wait as the length of wait has increased over the past two years.

*b. Other Housing Authorities*

There are two other housing authorities in Snohomish County. They are the Everett Housing Authority and the Tulalip Tribes Tribal Housing Department.

The Everett Housing Authority (EHA) owns and operates 1,025 rental units including 624 Public Housing units, 270 HUD building-based Section 8 units, and 131 general affordable housing units. It also administers 2,700 tenant-based rental assistance vouchers. Additional information regarding the EHA may be referenced in the City of Everett 2010-2014 Consolidated Plan.

In 2004, the Tulalip Tribes restructured its housing programs including dissolving its existing tribal housing authority and creating a Tribal Housing Department under direct oversight of its Board of Directors. The mission of its Tribal Housing Department is to “provide safe, decent, and affordable housing for eligible Native Americans with a preference for Tulalip Tribes members through construction, private financing assistance, housing acquisition, modernization, maintenance of existing housing and provision of supportive services and other housing assistance programs.”

The Tulalip Tribes Housing Department manages 174 affordable rental units for low-income Native Americans. The units are located on the Tulalip Tribes Indian Reservation and units range in size from two-bedroom to five-bedroom units. The majority of households assisted, 64 percent, are extremely low-income with incomes at or below 30 percent of the area median income (AMI). Another 21 percent of the households assisted are very low-income (incomes between 30 percent and 50 percent of the AMI) and 15 percent of the households assisted are low-income (incomes between 50 percent and 80 percent of the AMI). There are 360 households currently on the waiting list and 94 new affordable rental units are currently under construction.

The Tulalip Tribes also manages 90 homes under the Mutual Help Homeownership Program. Through this federal program, rent payments made above the minimum monthly payment by tenants go towards the purchase of a home over a 15-year period. The units are located on the Tulalip Tribes Indian Reservation and units range in size from three-bedroom to five-bedroom units. Thirty two (32) percent of the households assisted under this program are extremely low-income, 24 percent are very low-income, 27 percent are low-income, and 17 percent have incomes at or above 80 percent of the area median income.

In addition, the Tulalip Tribes is partnering with Housing Hope to provide a self-help housing program to assist tribal member households to build new homes on land leased from the Tulalip Tribes. Five homes were just recently completed under this program in March 2010.

The Tulalip Tribes recently received funding to implement a rental assistance program whereby it pays a portion of rent for low-income households residing in units off the Tulalip Tribes Indian Reservation. The program is administered by Tulalip Social Services.

Funding for the housing programs comes from a variety of sources such as the Indian Housing Block Grant program (HUD), Mutual Help Homeownership Opportunity Program for Indian Areas (HUD), USDA Rural Development, and Washington State Housing Finance Commission Low-Income Housing Tax Credit Program and Washington Mutual Bank (tax credit investor).

*c. Snohomish County Inventory of Assisted Rental Housing*

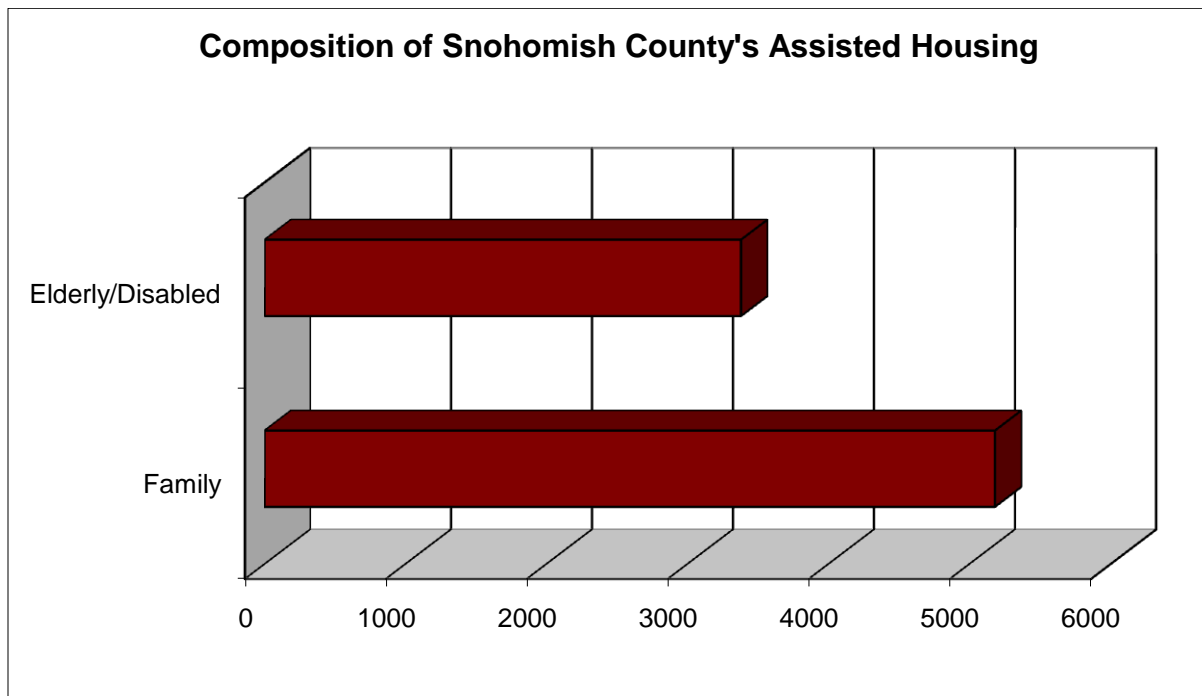
In 1995, Snohomish County's Department of Planning and Development Services compiled a complete inventory of emergency, transitional and permanent assisted rental housing projects in the County. Both HASCO and the County have periodically updated the inventory. The most recent update was completed in 2007 by the County's Human Service Department; another update is expected to be completed by the end of 2010. The inventory includes:

- 1.) units owned by all three housing authorities;
- 2.) units which received public capital and/or operating assistance and are owned by private nonprofit organization;
- 3.) privately-owned, federally subsidized units; and
- 4.) units produced through the Low-Income Housing Tax Credit (LIHTC) and/or tax-exempt bond programs.

It does not include Section 8 certificates/vouchers. Because some of the units are flexible and can serve more than one category of need, the inventory does include a minor degree of over-reporting for family household units and under-reporting for units for persons with disabilities. However, the limited degree of over- or under-reporting in these areas does not unduly influence the validity of the following conclusions drawn from the inventory.

The total of transitional and permanent units as reported by the 2007 inventory is 8,747. This represents 3 percent of the County's total housing stock in 2009. Sixty percent of the housing in the inventory is family housing and another 39 percent is for seniors and persons with disabilities (see Figure 32). The balance of units is for populations with other special needs.

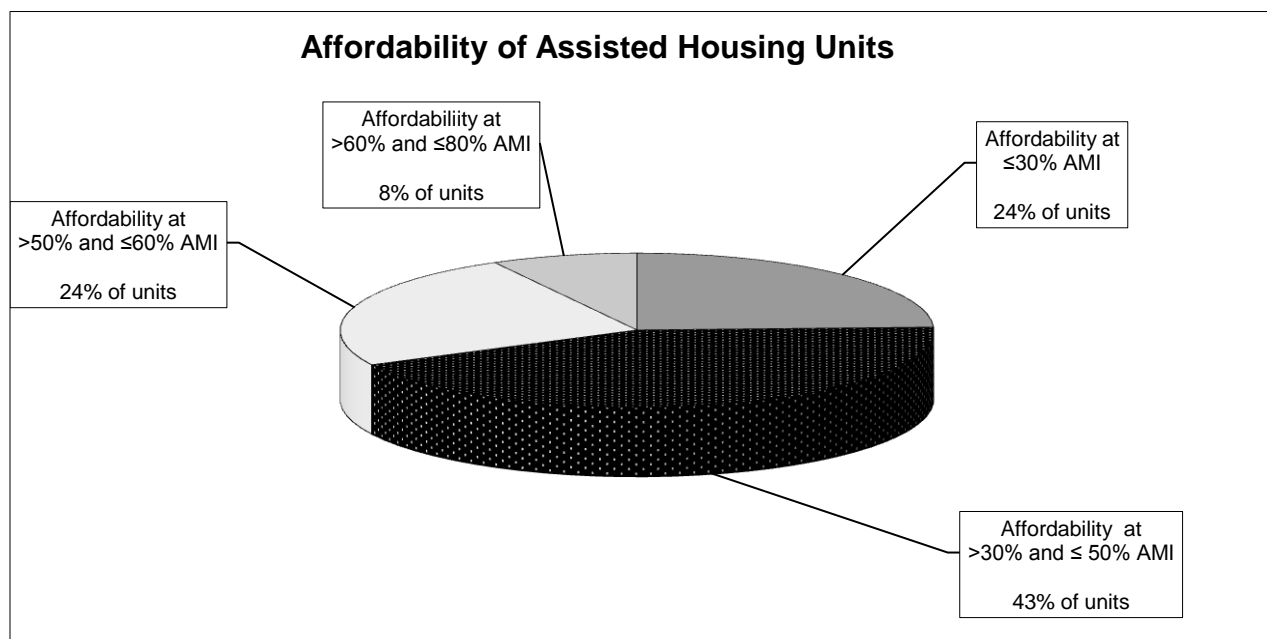
**Figure 32**



Source: Snohomish County Human Services Department, 2007 Inventory of Assisted Rental Housing

As figure 33 shows, the bulk of units (67 percent) are affordable to households that earn 50 percent or less of the area median income.

**Figure 33**



Source: Snohomish County Human Services Department, 2007 Inventory of Assisted Rental Housing



*d. Assessment of Potential Loss of Assisted Units*

**Project-Based Section 8 Units:** At the time the last Consolidated Plan was issued in 2005, consensus of discussions with staff from the Everett Housing Authority (EHA) and the Housing Authority of Snohomish County (HASCO) was that the turmoil facing potential loss of project-based Section 8 units had substantially abated since 2000. This was primarily because the majority of projects at risk in 2000 had either already opted out or had recommitted to the program. Currently, it appears that a lowered level of risk of loss continues for these units, although the level of risk is hard to quantify based on recent data available.

The potential risk of loss of these types of units previously identified was based primarily on the assumption that building owners under contract directly with HUD under this program could receive more from the units at market rate than they could from rent subsidies for the units and, therefore, may choose not to renew their contracts with HUD upon expiration. Past assessments have considered various factors in considering risk such as property owner, condition of property, whether or not the property also has a HUD-subsidized mortgage, the level of subsidy compared with market rents, demand for housing in the local market, and whether the property is eligible for HUD's mortgage restructuring program.

The Washington State Low-Income Housing Alliance (WLIHA) assesses risk of loss of these units statewide. WLIHA has not performed a formal risk assessment in the past two years and currently only has incomplete data regarding this issue. Staff from WLIHA indicated there did not appear to be a huge risk state-wide, but if a risk does exist, Snohomish County may be one of the county's most affected. Since 2007, WLIHA has received 20 notices from around the state of buildings that may opt out of the project-based Section 8 program. Five of the notices came from buildings in Snohomish County, which was tied with another county for the highest number of opt-out notices. Three of the five "at risk" buildings were owned by the Everett Housing Authority (EHA). Although the EHA opted out its contract with HUD under the Section 8 program for project-based units, it maintained affordability in the three buildings by providing Section 8 project-based housing vouchers for the units.

Without more complete current data, it is difficult to quantify the level of risk or the number of project-based Section 8 units which might be at risk of loss over the next five years. However, the data available suggests there is some level of potential risk of loss of these units in Snohomish County. Current housing market conditions may be a factor which lessens any potential risk, at least in the near future.

**Other Assisted Units:** Assisted rental housing units receive funding from a variety of federal, state, local, and private funding sources in order to make the units affordable.

Typically, the funding sources require that the assisted units remain affordable for a period of time. When this period of affordability expires, property owners may be able to keep the units affordable without the need of a continued subsidy, or they may decide to seek other subsidies to keep the units affordable or to rent the units at market rate. The property owner could also decide to sell the property to another owner, who may decide to rent the units at market rate, or to seek other subsidies if needed to keep the units affordable. The property owner and various market conditions may affect whether the units are at risk for conversion to market-rate conditions as well.

Although Snohomish County does have some incomplete information on properties where the period of affordability is set to expire over the next five years, it does not have specific information on any specific property that is at risk of conversion to market-rate rental housing. The owner of the property, market conditions, and other factors may contribute to risk. Current housing market conditions may be a factor which lessens any potential risk, at least in the near future. However, based on funding applications received over the past five years, it is likely that some risk of conversion to market-rate rental housing for these properties exist.

#### **H. Housing Needs Assessment.**

This section of the Consolidated Plan includes an assessment of the need for affordable housing. Additional need data is described in the Homeless Need and Strategy Section, the Needs of Special Populations Section, and the Housing Market Analysis. The information is based on 2000 Census Data, 2006-2008 American Community Survey Data, and for projected needs on information in the Snohomish County Human Services Department 2007-2017 Affordable Housing Production Plan.

Based on 2000 Census data, Table 52 shows renter and owner households in Snohomish County by household income and the number of households in each income category with housing problems. Housing problems are defined as a moderate costs burden, severe cost burden, substandard, and overcrowding. Households are generally considered cost-burdened if they pay more than 30 percent of their annual income on housing costs (including rent or mortgage and utilities) as they may have difficulty being able to afford other basic necessities such as food, clothing, transportation, and medical care. Moderate cost-burdened households are households that pay more than 30 percent of their annual income on housing costs. Severe cost-burdened households are households that pay more than 50 percent of their annual income on housing costs. Substandard housing includes problems such as inoperable kitchen or plumbing facilities. Overcrowding indicates more than one person per room.

*Renter Households:* One-third, 33 percent, of all renter households in Snohomish County are cost-burdened (combination of moderate and severe cost-burdened).

However, two-thirds of renter households with low-incomes are cost-burdened. 64 percent of renter households with incomes at or below 30 percent of the area median income are cost-burdened and 67 percent of renter households with incomes between 30 and 50 percent of the area median income are cost-burdened. This compares with 32 percent of renter households with incomes between 50 to 80 percent of the median and 7 percent of renter households with incomes between 80 and 95 percent of the median. It appears that low- and moderate-income renter households do not experience a significantly greater percentage of substandard or overcrowded conditions than all renter households.

*Owner Households:* One quarter, 25 percent, of all owner households in Snohomish County are cost-burdened (combination of moderate and severe cost-burdened). However, three quarters, 73 percent, of owner households with incomes at or below 30 percent of the area median income are cost burdened. About half of owner households with incomes between 30 and 50 percent of the median and between 50 and 80 percent of the median are also cost-burdened at 55 percent and 50 percent respectively. This compares with 37 percent of owner households with incomes between 80 and 95 percent of the median. It appears that low- and moderate-income owner households do not experience a significantly greater percentage of substandard or overcrowded conditions than all owner households.

**Table 52**

Households with Housing Problems, Snohomish Co., 2000					
Income Level	All Renter Households		All Owner Households		County Total
	Count	Pct of Income Group	Count	Pct of Income Group	
<b>At or below 30% AMI</b>	<b>13,085</b>		<b>7,665</b>		<b>20,750</b>
Moderate Cost Burden Only	1,395	11%	1,330	17%	2,725
Severe Cost Burden Only	6,970	53%	4,265	56%	11,235
Substandard Housing	245	2%	95	1%	340
Overcrowded	1,345	10%	235	3%	1,580
<b>30-50% AMI</b>	<b>12,400</b>		<b>10,895</b>		<b>23,295</b>
Moderate Cost Burden Only	5,910	48%	2,425	22%	8,335
Severe Cost Burden Only	2,375	19%	3,635	33%	6,010
Substandard Housing	285	2%	80	1%	365
Overcrowded	1,545	12%	420	4%	1,965

Households with Housing Problems, Snohomish Co., 2000					
Income Level	All Renter Households		All Owner Households		County Total
	Count	Pct of Income Group	Count	Pct of Income Group	
<b>50-80% AMI</b>	<b>19,225</b>		<b>23,985</b>		<b>43,210</b>
Moderate Cost Burden Only	5,500	29%	8,570	36%	14,070
Severe Cost Burden Only	505	3%	3,455	14%	3,960
Substandard Housing	165	1%	120	1%	285
Overcrowded	1,955	10%	900	4%	2,855
<b>80-95% AMI</b>	<b>7,810</b>		<b>17,205</b>		<b>25,015</b>
Moderate Cost Burden Only	490	6%	5,745	33%	6,235
Severe Cost Burden Only	40	1%	745	4%	785
Substandard Housing	50	1%	65	0%	115
Overcrowded	540	7%	680	4%	1,220
<b>All Incomes</b>	<b>72,520</b>		<b>152,315</b>		<b>224,835</b>
Moderate Cost Burden Only	13,505	19%	25,215	17%	38,720
Severe Cost Burden Only	9,905	14%	12,770	8%	22,675
Substandard Housing	865	1%	620	0%	1,485
Overcrowded	6,750	9%	3,650	2%	10,400

Source: Census 2000

The following table, Table 53, is based on 2006-2008 American Community Survey data and also illustrates renter and owner households in Snohomish County by household income and the number of households in each income category with housing problems.

*Renter Households:* It appears from the data that the percentage of cost-burdened renter households has remained about the same since 2000.

*Renter Households:* It appears from the data that the percentage of cost-burdened owner households in some categories has experienced an increase since 2000. For example, for owner households with incomes between 50 and 80 percent of the median, 50 percent were cost-burdened in 2000 and 62 percent were cost burdened based on the 2006-2008 data.

**Table 53**

<b>Households with Housing Problems, Snohomish Co., Annual Averages, 2006-2008</b>					
Income Level	All Renter Households		All Owner Households		County Total
	Count	Pct of Income Group	Count	Pct of Income Group	
<b>At or below 30% AMI</b>	<b>18,590</b>		<b>9,300</b>		<b>27,894</b>
Moderate Cost Burden Only	2,450	13%	1,440	15%	4,315
Severe Cost Burden Only	10,565	57%	5,930	64%	17,650
Substandard Housing	735	4%	130	1%	865
Overcrowded	1,100	6%	125	1%	2,455
<b>30-50% AMI</b>	<b>16,415</b>		<b>13,550</b>		<b>29,964</b>
Moderate Cost Burden Only	8,700	53%	3,215	24%	12,630
Severe Cost Burden Only	3,100	19%	5,315	39%	8,755
Substandard Housing	120	1%	85	1%	205
Overcrowded	800	5%	485	4%	2,610
<b>50-80% AMI</b>	<b>20,965</b>		<b>30,750</b>		<b>51,724</b>
Moderate Cost Burden Only	6,250	30%	11,950	39%	18,560
Severe Cost Burden Only	560	3%	7,040	23%	7,755
Substandard Housing	185	1%	95	0%	275
Overcrowded	635	3%	720	2%	2,700
<b>80-95% AMI</b>	<b>7,215</b>		<b>17,365</b>		<b>24,585</b>
Moderate Cost Burden Only	590	8%	8,045	46%	8,805
Severe Cost Burden Only	40	1%	1,115	6%	1,170
Substandard Housing	0	0%	70	0%	75
Overcrowded	110	2%	265	2%	754
<b>All Incomes</b>	<b>81,085</b>		<b>173,945</b>		<b>255,042</b>
Moderate Cost Burden Only	36,540	45%	81,560	47%	60,735
Severe Cost Burden Only	28,745	35%	41,905	24%	36,990
Substandard Housing	2,080	3%	1,370	1%	1,725
Overcrowded	5,770	7%	4,480	3%	10,294

Source: U.S. Department of Housing & Urban Development, CHAS Data Book 2009

Table 54 shows selected special needs populations and the numbers of those having some combination of housing-cost burden, substandard housing, or overcrowding. These housing needs appear to be distributed proportionately among these populations, except for households with a disabled person, which have a disproportionately higher percentage with housing needs than all-households county-wide (using a 10-point difference as a threshold).

**Table 54**

<b>Selected Special Needs Households, Not Currently or Imminently Homeless, Snohomish County Annual Averages, 2006-2008</b>				
Category	Description	Total Households	Needing Housing Assistance	Pct Needing Assistance
Elderly	1 or 2-person households with at least one elderly person	56,090	12,935	39%
Persons with Disabilities	Households with at least one person with disabilities	21,980	11,490	52%
Large Families	Family households with 5 or more members	23,730	11,670	49%
All Households, Countywide		255,042	101,250	40%

Source: U.S. Census Bureau, American Community Survey, 2006-2008

*Disproportionate Housing Problems by Racial/Ethnic Group*

The following table shows the percentage of households with housing problems by race/ethnicity based on information from the 2006-2008 American Community Survey.

**Table 55**

<b>Households with Housing Problems by Race/Ethnicity Snohomish Co., Annual Averages, 2006-2008</b>								
	All races	White	Black	American Indian	Asian	Pacific Islander	Other	Hispanic
Less than 30% AMI	81%	81%	52%	87%	73%	100%	87%	85%
30%-50% AMI	73%	70%	84%	75%	85%	80%	85%	83%

Households with Housing Problems by Race/Ethnicity Snohomish Co., Annual Averages, 2006-2008								
	All races	White	Black	American Indian	Asian	Pacific Islander	Other	Hispanic
50%-80% AMI	53%	52%	61%	32%	70%	54%	42%	56%
80%-95% AMI	42%	40%	43%	39%	55%	64%	36%	49%
95% AMI & above	16%	15%	17%	5%	21%	38%	24%	19%
All incomes	40%	38%	48%	37%	46%	60%	47%	56%

Source: U.S. Department of Housing & Urban Development, CHAS Data Book, 2009.

For purposes of the consolidated plan, HUD indicates that a racial/ethnic group has a disproportionately greater housing need in comparison to the needs of the whole when that need is at least 10 percentage points higher than the needs of the whole in an income category of housing need. Based on these guidelines and the 2006-2008 American Community Survey data.

- African American households experienced housing problems to a greater extent than the whole in one income level of housing need. Eight four (84) percent of households between 30 percent and 50 percent of the area median income experienced some type of housing problem compared to 73 percent of all households in that income range.
- Asian households experienced housing problems to a greater extent than the whole at three income levels of need. Eight five (85) percent of households between 30 and 50 percent of the area median income experienced some type of housing problem compared with 73 percent of all households in that income range. Seventy (70) percent of households between 50 and 80 percent of the area median income experienced some type of housing problem compared with 53 percent of all households in that income range. Fifty five (55) percent of households between 80 and 95 percent of the are median income experienced some type of housing problem compared with 42 percent of all households in that income range.
- Pacific Islander households experienced housing problems to a greater extent than the whole in two income levels of need. One hundred (100) percent of households under 30 percent of the area median income experience some type



of housing problem compared with 81 percent of all households in that income range. Sixty four (64) percent of households between 80 and 95 percent of the area median income experienced some type of housing problem compared to 42 percent of all households in that income range. Pacific Islander households earning greater than 95 percent of the area median income also experienced housing problems to a greater extent than the whole.

- Hispanic households experienced housing problems to a greater extent than the whole in one income level of need. Eighty three (83) percent of households between 30 and 50 percent of the area median income experienced some type of housing problem compared with 73 percent of all households in that income range.

*Projected Housing Needs.* The housing need tables that follow were prepared in 2007 by Snohomish County as part of an Affordable Housing Production Plan, using the 2000 CHAS Data Book. Housing needs for specific populations in the 2000 Census were projected through 2017 using the county's state-assigned population growth targets. Housing need projection for the elderly population has been adjusted upward by a factor to account for the aging of the "baby boom" generation.

**Table 56**

<b>Projected Housing Needs, Snohomish County, 2017</b>			
Household Characteristics	2000 Census		2017 Projection
	Count	Pct of Total	
<b>Less than 30% AMI, total</b>	<b>20,712</b>	<b>9%</b>	<b>28,300</b>
Without housing need	4,858		6,600
With housing need	15,854		21,700
Elderly	4,838		11,200
Disabled, non-elderly	2,335		3,200
Not elderly, not disabled	n.a.		7,300
<b>31%-50% AMI, total</b>	<b>23,243</b>	<b>10%</b>	<b>31,800</b>
Without housing need	6,584		9,000
With housing need	16,659		22,800
Elderly	3,744		8,700
Disabled, non-elderly	1,855		2,500
Not elderly, not disabled	n.a.		11,600

<b>Projected Housing Needs, Snohomish County, 2017</b>			
Household Characteristics	2000 Census		2017 Projection
	Count	Pct of Total	
<b>51%-80% AMI, total</b>	<b>43,191</b>	<b>19%</b>	<b>59,100</b>
Without housing need	22,038		30,200
With housing need	21,153		28,900
Elderly	2,825		6,600
Disabled, non-elderly	2,055		2,800
Not elderly, not disabled	n.a.		2,800
<b>Greater than 80% AMI</b>	<b>137,597</b>	<b>61%</b>	<b>188,100</b>

Source: Snohomish Co. Office of Housing, Homelessness, and Community Development, Affordable Housing Production Plan. 2007

The next table contains the same data, totaled for households with elderly or disabled persons.

**Table 57**

<b>Projected Housing Needs, Snohomish County 2017 Households with Elderly or Disabled Persons Making Less than 80% of AMI with Housing Needs</b>		
	2000 Census	2017 Projection
With at least one elderly person	11,407	26,498
With at least one person having a disability and no elderly persons	6,245	8,540

Source: Snohomish Co. Office of Housing, Homelessness, and Community Development, Affordable Housing Production Plan. 2007

Table 58 summarizes the data by tenure.

**Table 58**

<b>Project Housing Needs, Snohomish County 2017 By Renters and Owners with Housing Needs</b>				
	2000 Census		2017 Projections	
	Renters	Owners	Renters	Owners
Less than 30% AMI	9,919	5,935	13,564	8,116
30%-50% AMI	10,093	6,566	13,802	8,979
50%-80% AMI	8,104	13,049	11,082	17,845
<b>Total</b>	<b>28,116</b>	<b>25,551</b>	<b>38,406</b>	<b>34,902</b>

**Priority Housing Needs.** Snohomish County's priority housing needs and activities are presented below in Table 59 in HUD Table 2A format.

**Table 59**

<b>PRIORITY HOUSING NEEDS (households)</b>		<b>Priority</b>		<b>Unmet Need</b>	<b>Five-Year Goals</b>
		0-30%	H	3,730	760 – includes 228 increased units for elderly persons and persons with special needs. 570 of 760 units for persons with incomes between 0-30% and 30-50% of AMI and 190 of 760 units for persons with incomes between 51-80% of AMI.
<b>Renter</b>	<b>Small Related</b>	31-50%	H	4,309	
		51-80%	M	3,215	
	<b>Large Related</b>	0-30%	H	820	
		31-50%	H	1,114	
		51-80%	M	1,075	
	<b>Elderly</b>	0-30%	H	2,115	
		31-50%	H	1,533	
		51-80%	M	1,103	
	<b>All Other</b>	0-30%	H	3,252	
		31-50%	H	3,135	
		51-80%	M	2,714	

<b>PRIORITY HOUSING NEEDS (households)</b>	<b>Priority</b>		<b>Unmet Need</b>	<b>Five-Year Goals</b>
<b>Owner</b>	0-30%	H	5,934	2,000 with incomes between 0-30% AMI and 30-50% AMI; 275 with incomes between 0-80% AMI
	31-50%	H	3,220	
	51-80%	M/H	13,043	
<b>Special Needs</b>	0-80%	H	6,245	See above
<b>Total Goals</b>				3,035
<b>Total 215 Goals</b>				3,035
<b>Total 215 Renter Goals</b>				760
<b>Total 215 Owner Goals</b>				2,275

<b>PRIORITY HOUSING ACTIVITIES</b>	<b>Priority</b>	<b>Five-Year Goals</b>
<b>CDBG, HOME, and Other Funds</b>		
Acquisition of existing rental units	X	760
Production of new rental units		
Rehabilitation of existing rental units		
Rental assistance		
Acquisition of existing owner units	X	50
Production of new owner units		
Rehabilitation of existing owner units	X	2,275
Homeownership assistance	X	70
<b>Other</b>		
Beds/Units for Homeless Persons	X	150

## **I. Housing Strategies and Objectives.**

The need for affordable housing for low- and moderate-income households in Snohomish County continues to be significantly greater than the supply. This need spans the housing continuum from homelessness to homeownership. Collaboration and planning efforts undertaken in the community continue to support a strategy of addressing housing needs across this continuum, with no one area of need being the single priority. The overall priority, therefore, is the maintenance and enhancement of a continuum of housing assistance to help meet local needs for affordable housing. Investment of both public and private resources is needed to achieve this goal.

Various collaboration and planning efforts around affordable housing have taken place since development of the 2005-2009 Consolidated Plan. Some of these efforts have included:

- The 2007-2017 Affordable Housing Production Plan (AHPP) completed by the County's Human Service Department which input from the community through a workgroup that consisted of stakeholders, non-profit developers, public and private lenders and service providers;
- The Housing Within Reach plan completed in June 2008 by the Housing Consortium of Everett and Snohomish County (HCEC) funded by Snohomish County and developed with input from various community stakeholders as well as ongoing activities by the HCEC which meets monthly;
- Snohomish County's 10-Year Plan to End Homelessness, Everyone At Home Now, which was completed in May 2006 by the Homeless Policy Task Force through a planning group that consisted of various community stakeholders from state agencies, local government agencies, public housing authorities, non-profit organizations, faith-based organizations, homeless/formerly homeless persons, and other interested persons;
- Snohomish County's Housing and Homeless Policy Oversight Committee convened by the County Executive which consisted of about 40 community members and which completed its work in September 2009;
- The Snohomish County Investing in Families Landscape Assessment completed in January 2010 and the Draft Snohomish County Investing in Families Strategic Plan recently completed in February 2010 which involves strategic planning for families experiencing homelessness in our community and was developed by a steering committee of various community stakeholders.

The strategies presented here reflect these and other collaboration and planning efforts, the input received through the consultation and citizen participation process in development of this Consolidated Plan, analysis of the housing needs and housing market analysis required for this Consolidated Plan, and current projections of resources available.

There is a significant need for additional affordable housing for low- and moderate-income renters with incomes at or below 80% of the area median income, with the need greatest for households with incomes at or below 30% and 50% of the area median income. The strategies address the need to both sustain and increase the number of subsidized rental units, with emphasis on those at or below 50% of the area median income. Out of the total rental units estimated to be assisted, the strategies include an objective for the number of increased units to be developed specifically for persons with special needs, such as elderly persons and persons with disabilities, recognizing the need in this category.

There is also a significant need for shelter/housing and services for persons experiencing homelessness and for those at risk of homelessness. The strategies reflect both the need to maintain and increase the current shelter/housing system and to increase the number of assisted beds/units as well as to provide homeless prevention activities.

There are also a significant number of low- and moderate-income homeowners who are cost-burdened. The strategies include providing minor and major rehabilitation programs to assist these homeowners to remain in their homes and to maintain the current housing stock. The minor home repair programs are targeted to households with incomes at or below 50% of the area median income, as these households are the most severe cost-burdened and least able to afford these types of repairs. The major home repair program is targeted to households at or below 80% of the median income, reflective of the cost-burden experienced by low- and moderate-income homeowners.

Homeownership is out of reach for most low- and moderate-income persons in Snohomish County. The strategies include providing assistance to first-time homebuyers through both purchase assistance programs as well as development of units for these homebuyers. Homeownership assistance is targeted to households with incomes at or below 80% of the area median income reflective of the significant affordability barriers both low- and moderate-income homeowners currently experience in becoming homeowners. It is anticipated that programs funded will mostly serve households with incomes between 50% and 80% and between 30% and 50% of the area median income.

The following strategies were developed with the overall goal of maintaining and enhancing the continuum of housing assistance for low-to-moderate households with housing needs, for persons experiencing homelessness, for persons with special housing needs, for low-income renters, for low- and moderate-income homeowners and for first-time homebuyers in Snohomish County.

Priority: Affordable Housing

**Strategy H-1:** Sustain and increase to the extent possible with available funds, the number of subsidized rental apartments affordable to households with incomes of up to 80% of area median income, with emphasis on those at or below 50% of area median income, through:

- 1) acquisition and/or rehabilitation of existing units;
- 2) new construction;
- 3) provision of rent subsidies; and
- 4) preservation and transition of for-profit housing units to non-profit ownership of HUD Section 8 or similarly subsidized housing where there is the risk of converting to market-rate rents not affordable to low-income households.

Objectives for 2010-2014

**Objective HO-1:** Assist with the acquisition, rehabilitation, construction and/or preservation of 760 multi-family housing units for low-income renters. The County anticipates that approximately 75% of the units will be affordable to households with incomes at or below 50% of the area median income and the balance largely affordable to households with incomes between 50% and 80% of the area median income. Ensure that development costs are reasonable while continuing to meet the needs of populations served and quality standards.

HUD Objective/Outcome: Decent Housing -- Affordability.

**Objective HO-2:** Use current Section 8 rent subsidies to assist about 3,000 very low-income households each year. Administer the program as effectively as possible given existing federal housing resources.

HUD Objective/Outcome: Decent Housing – Affordability



Objective HO-3: Support the provision of programs related to fair housing for low-income renters.

HUD Objective/Outcome:

Decent Housing – Availability/Accessibility

Activities to Achieve Objectives

Activity 1: County resources to achieve this objective will be provided through the CDBG, HOME, and Affordable Housing Trust Fund (AHTF) consortia and by the Housing Authority of Snohomish County (HASCO). Funding for development of additional units and/or the preservation of existing affordable units will derive from CDBG, HOME, CDBG-R, NSP, AHTF, and a local sales tax for mental health and chemical dependency needs in the community. The County currently runs an annual funding process but will be considering other possible approaches. Housing providers have asked for more flexible timing of funding commitments in a housing market where development opportunities must be acted upon quickly. The County also anticipates it will continue to provide credit enhancements for acquisition activities to selected subrecipients through an established loan guarantee program. HASCO will continue to provide tax-exempt bond funding for other non-profit developers. HASCO will administer rental assistance for very low- and low-income households through the Section 8 Housing Assistance Payments Program. HASCO currently provides rental assistance for just under 3,000 households. HASCO will seek additional vouchers annually, if provided by HUD.

Activity 2: The County will continue to support rental housing mediation services and fair housing counseling for landlords and tenants

Strategy H-2: Provide support for the operations of existing homeless shelters and transitional and permanent homeless housing units and for the development of new homeless shelters and homeless housing units in under-served areas and for under-served subpopulations to assist households to move from homelessness to increased self-sufficiency and independent living.

### Objectives for 2010-2014

Objective HO-4: Maintain the existing shelter, transitional housing, and permanent housing system/inventory for homeless persons consisting of approximately 1,300 units (2,600 beds).

HUD Objective/Outcome for emergency/transitional units:  
Suitable Living Environment – Availability/Accessibility

HUD Objective/Outcome for permanent units:  
Decent Housing -- Affordability

Objective HO-5: Develop new shelter beds, transitional housing units, rent subsidies and permanent housing units for homeless persons based on demonstrated need, under-served areas and underserved populations. Emphasize permanent housing coupled with appropriate level of services needed to assist homeless persons to maintain stability. Increase inventory by an additional 30 units per year for a total of 150 units over five years.

HUD Objective/Outcome for emergency/transitional:  
Suitable Living Environment – Availability/Accessibility

HUD Objective/Outcome for permanent units:  
Decent Housing -- Affordability

Objective HO-6: Continue to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.

HUD Objective/Outcome  
Suitable Living Environment – Availability/Accessibility

Objective HO-7: Continue to support programs that provide assistance to prevent households at risk from becoming homeless, especially those at imminent risk of homelessness.

HUD Objective/Outcome  
Suitable Living Environment – Availability/Accessibility

### Activities to Achieve Objectives

- Activity 1: Implement this priority using federal, state and local resources targeted for homeless and homeless prevention programs including the Supportive Housing Program (SHP), the Shelter Plus Care Program (S+Care), the Emergency Shelter Grant Program (renamed Emergency Solutions Grant – Hearth Act 2009), the Homeless Prevention and Rapid Re-Housing Program (HPRP), the Emergency Shelter and Homeless Prevention Program (ESHP), the Transitional Housing Operating Rent Program (THOR), the Washington State Homeless Grant Assistance Program (HGAP), and the Snohomish County Ending Homeless Program (EHP). Also implement this priority using other federal and local resources which include: a portion of CDBG funds for public service projects, a portion of Snohomish County Affordable Housing Trust Fund dollars for operation and maintenance of emergency shelters and low-income rental housing projects, and a portion of HOME and/or AHTF funds for development of new units.
- Activity 2: Continue the Shelter Plus Care program administered by HASCO to serve approximately 235 homeless persons with disabling conditions per year. HASCO will work with Snohomish County and local service providers to apply for additional units of Shelter Plus Care assistance from HUD, if funding is available.
- Activity 3: Continue to work with the Continuum of Care/Homeless Policy Task Force and other community partners in implementing and refining the County's 10-year plan to end homelessness, Everyone At Home Now, to prevent, reduce and end homelessness in our community.
- Activity 4: Continue to work with the Continuum of Care/Homeless Policy Task Force and other community partners to coordinate resources to prevent, reduce, and end homelessness in our community.
- Activity 5: Continue to work in partnership with the Gate's Foundation's "Sound Families" program to expand the inventory of transitional housing in Snohomish County for remaining units funded under

that program and with the Gate's Foundation's new "Investing in Families" program.

**Activity 6:** Continue to work with the Continuum of Care/Homeless Policy Task Force and other community partners to address options to sustain transitional housing and services for units implemented under the "Sound Families" program as funding under this program ends. Assuming the continued availability of Section 8 resources, HASCO will continue to support existing commitments to the Sound Families program with project-based Section 8 vouchers and will continue to explore options for replacing these vouchers with other vouchers once these commitments have expired, to the extent funding is available.

**Strategy H-3:** Provide support for the operations and development of transitional and permanent rental units, rent subsidies, and service programs for persons with special needs, including: elderly persons, frail elderly persons, persons with chronic mental illness, persons with developmental disabilities, persons with physical disabilities, persons in recovery from substance abuse, persons living with HIV/AIDS and victims of domestic violence.

#### Objectives for 2010-2014

**Objective HO-8:** Increase the supply of transitional and permanent rental housing units for persons with special needs by 228 over the next five years. These units are included in the 760 units to be added for low-income households under Strategy H-1.

HUD Objective/Outcome for transitional units:

Suitable Living Environment – Availability/Accessibility

HUD Objective/Outcome for permanent units:

Decent Housing -- Affordability

**Objective HO-9:** Maintain and increase rent subsidies for persons with special needs through the Section 8 program and other programs, to the extent that funding is available, to assist approximately 365 households each year for the next five years for a total of 1,825 households (duplicated count) assisted.

Objective HO-10: Provide support to service programs necessary for people with special needs to live independently.

HUD Objective/Outcome:

Suitable Living Environment – Availability/Accessibility or  
Decent Housing – Availability/Accessibility

Activities to Achieve Objectives

Activity 1: The County will continue to use HOME and Affordable Housing Trust Fund resources to create permanent and transitional rental housing for persons with special needs in apartment units, shared-living situations, and/or group homes.

Activity 2: Assuming the continued availability of resources, HASCO will continue to provide rent subsidies for non-elderly disabled persons and veterans under the Section 8 voucher program and will explore options to increase these vouchers, if funding becomes available. HASCO will explore replacing other special set-aside program vouchers for persons with special needs with project-based or other vouchers from HUD. The County will implement and administer a new program which will provide housing vouchers for persons with mental health and chemical dependency disorders funded with resources from a local sales tax recently adopted to meet the needs of this population. Program may serve both low-income and homeless persons. Continuation of the Shelter Plus Care program serving homeless households with disabling conditions is included under Strategy H-2.

Activity 3: The County, through the CDBG program, will continue to provide public service funds to a variety of agencies providing service programs for persons with special needs.

**Strategy H-4:** Assist low- and moderate-income homeowners to stay in their homes and maintain the current housing stock through home repair, home rehabilitation, and home weatherization activities.

### Objectives for 2010-2014

Objective HO-11: Provide housing rehabilitation loans to 175 low- and moderate-income homeowners with incomes at or below 80% of the area median income at the rate of 35 per year.

HUD Objective/Outcome:

Decent Housing – Availability/Accessibility

Objective HO-12: Provide grants to 375 homeowners with incomes at or below 50% of the area median income at a rate of 75 households per year to make pre- and post-weatherization repairs to guarantee the efficacy of the weatherization measures and to address health and safety issues.

HUD Objective/Outcome:

Decent Housing – Availability/Accessibility

Objective HO-13: Provide minor home repairs for 1,625 elderly and disabled homeowners with incomes at or below 50% of the area median income at a rate of 325 homes per year by providing health- and safety-related home repairs.

HUD Objective/Outcome:

Decent Housing – Availability/Accessibility

### Activities to Achieve Objectives

Activity 1: Implement this priority using CDBG and HOME funds, including program income generated under the rehabilitation loan programs.

Activity 2: HASCO operates a single-family rehabilitation loan program that provides low-interest and deferred payment loans for homeowners with incomes at or below 80% of the area median income who reside in Snohomish County, outside the cities of Everett and Bothell. Priority is given to persons with disabilities, households with incomes at or below 30% of the area median income, and for critical needs. The City of Everett operates a single-family rehabilitation loan program for homeowners with incomes at or below 80% of the area median income who reside in Everett.

**Activity 3:** The Snohomish County Human Services Department operates a weatherization program for homeowners with incomes at or below 50% of the area median income that reside in Snohomish County, outside the cities of Everett and Bothell. The funds to pay for weatherization measures are provided by federal and state weatherization programs and by local utilities. Funds provided through the Consortium are used to make minor repairs that will allow the weatherization measures to be accomplished or to protect them once they are complete.

**Activity 4:** Senior Services of Snohomish County operates a minor home repair program that provides health- and safety- related home repairs for homeowners with incomes at or below 50% of the area median income who are over age 62 or who have disabilities and are over age 18 and who reside outside the cities of Everett and Bothell. The program limits repairs to \$1,500. Priority is given to homeowners with incomes at or below 30% of the area median income. Homeowners with incomes at or below 30% of the area median income receive grants and those with incomes above 30% and at or below 50% of the area median income are asked to contribute to the cost of materials for the program.

**Strategy H-5:** Increase the incidence of homeownership by low- and moderate-income households using self-help construction, manufactured housing, homebuyer education, downpayment assistance and purchase assistance programs.

#### Objectives for 2010-2014

**Objective HO-14:** Provide 50 units for purchase for first-time homebuyers with incomes at or below 80% of the area median income over five years.

HUD Objective/Outcome: Decent Housing -- Affordability

**Objective HO-15:** Provide financing assistance for 70 first-time homebuyers with incomes at or below 80% of the area median income.

HUD Objective/Outcome: Decent Housing -- Affordability

Objective HO-16: Conduct homebuyer education classes for 1,000 potential homebuyers.

HUD Objective/Outcome: Decent Housing -- Availability

Activities to Achieve Objectives

Activity 1: There are three agencies in the county currently that develop new homebuyer units for low- and moderate-income households with incomes at or below 80% of the area median income in Snohomish County. They are Habitat for Humanity of Snohomish County, Housing Hope, and Home for Good. Developers from outside the county occasionally augment their work.

Habitat for Humanity uses a sweat-equity model and uses public funds for land acquisition and then uses donated materials and volunteer and homebuyer labor to build new units. Housing Hope also uses a sweat-equity model and uses funding from the USDA's Rural Self-Help Housing program to assist homebuyers to build new units and also plans to implement an urban homeownership project. Home For Good uses public funds in combination with other funds to construct new homebuyer units to provide affordable workforce housing. It is anticipated that these agencies will continue to play active roles in developing units over the next five years using a combination of resources, including HOME and AHTF funds as they are available.

Activity 2: There are four agencies that currently provide downpayment or purchase assistance programs to low- and moderate-income county residents with incomes at or below 80% of the area median income in Snohomish County. They are HomeSight, Home for Good, Housing Hope, and Parkview Services. HomeSight is a Seattle-based non-profit organization that provides homebuyer education classes and a Combo Loan Program (consisting of a first mortgage through a private-lender, a second mortgage from the private sector, and a third mortgage with HOME funds to first-time homebuyers). Home for Good is a non-profit organization based in the county that provides a homebuyer education and purchase assistance program for first-time homebuyers purchasing units in its



workforce homeownership projects. Housing Hope is a non-profit organization based in the county that provides a homebuyer education and purchase assistance program for first-time homebuyers participating in its rural self-help housing program and its urban homeownership pilot project. Parkview Services, is a non-profit organization based in north King County that provides homebuyer education and purchase assistance programs for low- and moderate income families where at least one member of the household has a physical or developmental disability. It is anticipated that these agencies will continue to play an active role in providing this assistance over the next five years using a combination of resources, including HOME/ADDI funds as they are available.

**Activity 4:** HASCO will continue the homeownership option under the Section 8 Program during the next five years.

**Strategy H-6:** Improve the processes for utilizing grant funds administered by the County.

#### Objectives for 2010-2014

**Objective HO-17:** Continue to enhance the financial and administrative rigor of the project review process with additional financial analysis.

**Objective HO-18:** Continue to align and streamline funding processes for housing capital projects with other key funders, to the extent feasible.

**Objective HO-19:** Increase the predictability of housing production by providing stability and continuity in project funding.

#### Activities to Achieve Objectives

**Activity 1:** The County will continue to explore ways to improve its processes of utilizing grant funds with input from the Housing Consortium of Everett and Snohomish County and other community partners.

**Strategy H-7:** Enhance the resources that can be used for housing production.

### Objectives 2010-2014

- Objective HO-20: Continue the CDBG float loan program as a tool to facilitate development of affordable housing in Snohomish County.
- Objective HO-21: Continue the Snohomish County Affordable Housing Trust Fund as a tool to facilitate development of affordable housing in Snohomish County.
- Objective HO-22: Maintain and support the equitable use of Washington State Housing Trust Fund dollars for affordable housing projects in Snohomish County.
- Objective HO-23: Support the equitable use of low-income housing tax credits for affordable housing projects in Snohomish County.
- Objective HO-24: Continue coordination efforts with the Washington State Department of Commerce and the Washington State Housing Finance Commission on jointly funded affordable housing projects.
- Objective HO-25: Continue administration of CDBG-R and NSP funds.
- Objective HO-26: Develop and implement a revolving loan fund with resources generated under a local sales tax program as a tool to facilitate development of affordable housing for persons with mental health and chemical dependency disorders.

### Activities to Achieve Objectives

- Activity 1: The County will continue to operate its CDBG float loan program and Affordable Housing Trust Fund program to facilitate development of affordable housing in Snohomish County.
- Activity 2: The County will continue to provide input regarding the state Housing Trust Fund program and the state low-income housing tax credit program and will continue coordination of efforts with the Department of Commerce and the Washington State Housing Finance Commission on jointly-funded affordable housing projects.
- Activity 3: The County will develop and administer a revolving loan fund to assist in the development of affordable housing for persons with

mental health and/or chemical dependency challenges, to the extent funding is available. Resources for this fund will be generated from a local sales tax recently approved to help meet the community's mental-health and chemical-dependency needs.

**Strategy H-8:** Utilize the expertise of housing providers who will create a stable and well-maintained low-income housing stock to expand the subsidized housing inventory in the community.

#### Objectives 2010-2014

Objective HO-27: Use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). The County will assist three CHDOs each year for the next five years.

Objective HO-28: Review the financial strength of housing providers for long-term organizational viability so that local dollars fund long-term community assets.

Objective HO-29: Continue to strengthen community partnerships by rewarding links between housing providers and service agencies.

Objective HO-30: Build and maintain local capacity to efficiently produce and maintain housing.

Objective HO-31: Ensure a commitment by housing providers to maintaining low-income housing once it is constructed.

#### Activities to Achieve Objectives

Activity 1: The County, in addition to continuing use of HOME funds for CHDO operating grants, is working cooperatively with the Housing Consortium of Everett and Snohomish County to define the specific activities that will be undertaken to address these objectives.

Activity 2: The Public Funders Consortium will continue to coordinate asset management and assure projects are monitored for physical condition and participant qualifications.

Activity 3: The County will conduct periodic financial review of program activities to provide feedback and assistance for long-term stability of publicly funded projects.

Activity 4: The County will continue to use as one of the criteria an evaluation of whether affordable housing project proposals include the appropriate type and level of supportive services where relevant to the population being served.

**J. Needs of Public Housing.** The needs of public housing are addressed in the Housing Market Analysis section.

**K. Public Housing Strategy.** Public housing agencies are required to prepare a 5-year agency plan that identifies the needs of public housing and sets forth a strategy for addressing those needs. The following, taken from HASCO's Public Housing Agency Plan for fiscal years 2010-2014, summarizes the agency's public housing strategy and is consistent with the Snohomish County Urban County Consortium 2010-2014 Housing and Community Development Consolidated Plan.

HASCO's mission statement is "to provide housing opportunities that are as affordable as possible, that enhance the quality of life for individuals and families with limited financial resources, including elderly and disabled persons, and that contributes to a safer and stronger community."

"In previous 5-year plans, HASCO has set goals for new housing units and vouchers that are well-below what is needed in Snohomish County based on the fact that we did not expect new resources to be available at the federal level. However, in this 5-year plan, the goals reflect the fact that we have higher expectations that federal resources will be available under the current federal administration than we had in previous years.

"HUD Strategic Goal: Increase the availability of decent, safe, affordable housing.

PHA Goal 1: Expand the supply of assisted housing

Objective 1-1: Increase the supply of Section 8 vouchers by an average of 200 per year for a total of 1,000 over the 5-year period, to meet the growing needs of the wait list and the community.

Objective 1-2: Work with HUD and the VA to receive at least 35 additional Veterans Administration Supportive Housing (VASH) vouchers per year for a total of 175 over the next 5 years.

Objective 1-3: Receive awards from HUD of at least 50 Family Unification Program and 400 Non-Elderly Disabled vouchers over the next 5 years.

Objective 1-4: Explore opportunities for rental assistance programs through local sources.

Objective 1-5: Continue to support existing commitments to the Sound Families program and other service enriched housing programs with project-based vouchers.

Objective 1-6: Work with our local congressional delegation and HUD to secure at least 1,000 additional vouchers to replace the vouchers that are being used for the Sound Families Initiative units.

Objective 1-7: Work with HUD to construct 19 units of new Public Housing for families in Marysville and bring additional housing subsidy to Snohomish County.

Objective 1-8: Provide vouchers for at least 60 families from the voucher wait list per year.

Objective 1-9: Work with Snohomish County and local service providers to apply for additional units of Shelter Plus Care assistance from HUD if it is available.

Objective 1-10: Explore replacing special program set-aside vouchers with project-based vouchers or other vouchers from HUD, to more efficiently serve families with existing resources.

#### PHA Goal 2: Increase assisted housing choices

Objective 2-1: Explore voucherizing out Family Public Housing and project basing senior Public Housing if HUD provides the option.

Objective 2-2: Enroll 10 voucher households into homeownership program every year, assist 5 households in purchasing a home using their voucher, and assist 5 households in purchasing a home without voucher assistance over the 5 year period.

Objective 2-3: Complete 35 single family rehabilitation loans per year subject to availability of resources from Snohomish County.

Objective 2-4: In partnership with HomeSight, continue to implement the Manufactured Home Replacement Program (MHRP) at the Alpine Ridge South and Alpine Ridge East communities, to replace outdated pre-HUD code homes with HUD-code, energy efficient manufactured homes.

Objective 2-5: Explore transferring the Millwood Estates public housing units to another property or properties.

Objective 2-6: Cooperate with Everett Housing Authority (EHA) to expand our respective Section 8 Housing Choice Voucher service areas to allow voucher clients with each housing authority to locate anywhere within Snohomish County.

HUD Strategic Goal: Improve community quality of life and economic vitality.

PHA Goal 3: Provide an improved living environment

Objective 3-1: Maintain or decrease the currently low level of criminal activity at Public Housing developments through the continued use of the roving property manager and relationships with local law enforcement agencies.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

PHA Goal 4: Promote self-sufficiency and asset development of assisted households.

Objective 4-1: Provide self-sufficiency planning support services to the required number of Family Self Sufficiency (FSS) participants.

Objective 4-2: Make 4 program referrals per month and provide at least 8 supportive services programs per year for both Public Housing and Section 8 clients.

Objective 4-3: Enroll new clients in the IDA program when funds are available.

Objective 4-4: Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing.

Objective 4-5: Apply to HUD for the Moving to Work designation.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.

PHA Goal 5: Ensure equal opportunity and affirmatively further fair housing

Objective 5-1: Maintain the structural integrity and appearance of HASCO properties, install energy efficient light fixtures based on the 2008 Energy Audit, make accessibility improvements to community buildings, repair tripping hazards identified in the Physical Needs Assessment, repair or replace building envelope materials to prevent further water intrusion, and complete interior unit improvements at all public housing properties.

Objective 5-2: Continue to comply with the Violence Against Women Act policy, to protect tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Objective 5-3: Continue the Limited English Proficiency (LEP) Program to enable HASCO to assist clients regardless of their primary language.

Objective 5-4: Continue using a formal process to review reasonable accommodation requests made by our clients.

#### Other PHA Goals and Objectives

PHA Goal 6: Support local housing policy efforts and initiatives and assist in their analysis and implementation.

Objective 6-1: Continue to support the Housing Consortium as the housing umbrella organization in Snohomish County.

Objective 6-2: Support the Office of Housing, Homelessness and Community Development as they implement housing policies set by the County Executive and County Council.

Objective 6-3: Assist the community in implementing the 10-Year Plan to End Homelessness.

Objective 6-4: Through HASCO's Single-Family Rehab Loan Program, work with Snohomish County Weatherization and the Senior Services of Snohomish County Minor Home Repair Program (MHR) to serve low-income Snohomish County residents.

Objective 6-5: Support the Gates Foundation's Family Homelessness planning initiative around systems change for services and housing in Snohomish County.

Objective 6-6: Participate in County Council efforts to preserve mobile home parks.

Objective 6-7: Assist the City of Oak Harbor at their request with the development of a senior manufactured housing community.

Objective 6-8: Initiate discussions with Snohomish County about whether the County is interested in taking over the programs that HASCO has previously administered on behalf of the County, now that it has expanded its role beyond funding to administration of programs.

### PHA Goal 7: Preserve affordable housing in Snohomish County

Objective 7-1: Seek to acquire existing multifamily rental apartment buildings including buildings with building-based Section 8 HAP contracts and USDA rental assistance.

Objective 7-2: Seek to preserve existing manufactured housing communities when approached by the owner, tenants, or local government.

Objective 7-3: Acquire 60 additional affordable units per year (300 units total) over the next 5 years.

### PHA Goal 8: Work with financial institutions to bring in private financing as a funding source for affordable housing

Objective 8-1: Obtain interim and permanent financing from financial institutions to fund acquisition and rehabilitation of housing.

Objective 8-2: Work with financial institutions to provide conventional mortgage financing to low-income homebuyers in HASCO's manufactured housing communities.

"During the upcoming 5-year period, HASCO will continue to meet as much of the local housing need as possible using Housing Choice Vouchers. HASCO will actively pursue all opportunities for additional vouchers that come available, including special program vouchers such as Family Unification Program, Non-Elderly Disabled, and VASH. HASCO will continue to rely on partnerships with other local agencies to provide services to families in our service-enriched units, such as Sound Families Initiative voucher units. HASCO will actively pursue funding from sources other than the federal government, in order to produce new units of affordable housing to meet the needs of working families in Snohomish County who cannot afford market-rate housing. However, without significant additional resources from the federal government in the form of both additional vouchers and deeply subsidized units, HASCO will be unable to meet all of the substantial local needs for housing.

"HASCO and Everett Housing Authority (EHA) have agreed to a joint operating area for their voucher clients. Once this takes effect, all HASCO and EHA clients will be able to use their Section 8 vouchers anywhere in Snohomish County without needing to port between the housing authorities."

"Quality and Accessibility of Public Housing Units: Based on a 2008 energy audit, a 2009 Physical Needs Assessment and a 2009 504 Accessibility audit, HASCO identified the follow priority needs:



- Interior unit improvements (appliance replacement, cabinetry, doors, and painting)
- Accessibility improvements to community buildings
- Repair or replace building envelope materials (especially roofs) to prevent water intrusion and preserve structural integrity.
- Repair tripping hazards.
- Replace energy efficient light fixtures.

\$395,000 has been requested from HUD for each year of the Housing Authority Five Year Plan to fulfill these modernization requirements. A capital replacement reserve was established which will be used to replace roofs of Public Housing properties, and two roofs were replaced in 2009.”

#### “Homeownership:

HASCO currently administers a Section 8 Homeownership program. This program allows families to receive a second mortgage that is paid with their voucher. [...]

This year, HASCO will undertake the following actions to implement this program:

1. Continued referrals to HomeSight.
2. Continued information to Section 8 participants of homeownership opportunities.
3. Continued participation in the United Way Individual Development counts Collaborative and the homeownership option.
4. Continued work with Family Self-Sufficiency clients on homeownership.

In addition to Section 8 Homeownership, HASCO provides affordable homeownership opportunities at 3 manufactured housing communities in Snohomish County: Thomas Pace, Alpine Ridge South and Alpine Ridge East. HASCO has partnered with BECU to provide financing and HomeSight to provide purchase assistance and homeownership counseling. At Alpine Ridge, HASCO has implemented the Manufactured Home Replacement Program to replace the existing pre-HUD code homes in the communities with new, energy-efficient homes as existing residents choose to move out of the communities.”

In addition, HASCO has provided the following information regarding actions to encourage residents to become more involved in management. HASCO has a resident commissioner on its six-member Board of Commissioners. This position is important to represent the interests of residents on the Board. Residents may also serve on the resident advisory board to assist in the development of the PHA plan. HASCO prints and distributes two newsletters, one for Section 8 housing residents and the other for public housing residents. The newsletters are designed to inform residents of activities at HASCO and offer ways residents can be involved in housing authority activities such as the resident commissioner position or serving on the resident advisory board.

Similar information for the Everett Housing Authority (EHA) is available in the City of Everett's Consolidated Plan. The full strategies for both authorities are available directly from the agencies themselves.

Neither of the two public housing agencies in Snohomish County, EHA or HASCO are considered "troubled" by HUD. Both have been recognized as higher performers.

#### **L. Lead-Based Paint.**

Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992 to identify and reduce the threat of childhood poisoning in housing. Children aged 6 and younger are at the highest risk for lead poisoning and the most sensitive to its adverse effects which can include brain and nervous system damage, reduced intelligence, and learning disabilities.

The risk of lead exposure has decreased significantly in the U.S. and is relatively low state-wide. In 2009, the Center for Disease Control and Prevention (CDC) published the "Fourth National Report on Human Exposure to Environmental Chemicals." The report indicated that the level of children aged 1 to 5 with elevated blood levels decreased to 1.4 percent for the 1999-2004 time period. This was down from 4.4 percent for 1994-2004, from 8.6 percent for 1988-1991, and from 88.2 percent for 1976-1980. The report also indicated that certain populations of children that are at high risk for lead exposure have higher rates of elevated blood lead levels and remain a public health concern. Examples of high risk populations are children living in homes containing lead-based paint and lead-contaminated dust.

In 2005, the Washington State Department of Community, Trade and Economic Development (now the Department of Commerce) completed a report on childhood lead exposure in Washington State. The report found in part that older homes, lower household income, Hispanic ethnicity, and Central Washington residence all correlate with higher blood levels in Washington children and that homes with higher risk factors for childhood lead exposure are generally located in neighborhoods developed by the mid-20<sup>th</sup> century.

The Washington State Department of Health (DOH) maintains a Childhood Blood Lead Registry which is a record of all blood tests performed on children in Washington State since May of 1993. Only a small percentage of all children 0-14 years of age, about 5%, are tested for lead. From 2005 to 2009, 46,102 children less than age 7 were tested in the state for lead. Of these, 264 (0.57 percent) had elevated blood levels of 10 micrograms per decileter or higher. In comparison, during that time period, 1,190 children less than age 7 were tested for lead in Snohomish County. Of these,

6 (0.50 percent) had elevated blood levels of 10 micrograms per deciliter or higher. Testing data is not tracked by address.

The DOH has a Childhood Lead Poisoning Prevention program which works to eliminate lead poisoning in Washington State. The program includes surveillance to identify people who have been exposed to lead, outreach to help make people aware of lead hazards and how they can reduce harmful exposure to lead, and poisoning case follow-up to help identify sources of lead and minimize future exposure for affected individuals. The DOH's website contains information and publications related to preventing lead-based paint poisoning and lead-based paint testing.

Most children with lead poisoning have been exposed to household dust containing lead from lead-based paint. Paint containing lead was banned in 1978. Homes built before this time may contain lead-based paint. Renovation/remodeling of older homes with lead-based paint, repeated impact and wear on surfaces containing lead-based paint, and eating lead-based paint chips are factors that increase risk of exposure. There are other potential sources of lead such as parental occupations or hobbies involving lead exposure, contaminated soil in children's play areas, some children's toys and others sources.

The age of housing units in Snohomish County, reflected by the total number of housing units in existence on past decennial census dates, is one indication of the possible incidence of lead-based paint in the current inventory. The approximate numbers of existing housing units on successive census dates were as follows: 1960 – 58,700; 1970 – 89,400; and 1980 – 131,200. Among these stocks, the incidence of use of lead-based paint would be greatest in those built prior to 1960, decreasing for those built between 1960 and 1970 and sharply lower for those built between 1970 and 1980.

In order to address the risk of lead-based paint hazards, the County requires projects funded with the federal homeless and housing and community development funds it administers which are covered under this plan to comply with lead-based paint regulations. County staff provides resource information and technical assistance to project sponsors regarding lead-based paint identification, awareness, and abatement. Technical assistance includes assistance in understanding the regulatory requirements and offering guidance in developing and accessing technical resources for compliance. Language is included in applications and project contracts requiring compliance with lead-based paint regulations. Applications require agencies to evaluate their project for possible lead-based paint hazards and describe how they will address lead-based paint requirements including lead-based paint testing, evaluation, tenant notification, lead hazard reduction and clearance activities. County staff reviews individual projects for lead-based hazards. When lead-based paint is found to be a hazard, project sponsors

are required to comply with applicable lead-based paint regulations regarding reduction of the hazard. County staff monitors these projects to ensure compliance with regulations such as notification, work performed by certified workers following acceptable procedures, and clearance by certified inspector in accordance with federal standards with standards delineated in the Department of Housing and Urban Development regulations (requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Project and Housing Receiving Federal Assistance; final rule 25 CFR part 35 et al. Sub Part R (Methods and Standards for Lead-Based Paint Hazard Evaluation and Reduction Activities). Agency staff of the home rehabilitation programs for major and minor home repairs and weatherization assess lead hazard risks for homes rehabilitated under those programs and follow lead-based paint testing and hazard reduction requirements for homes found to be at risk.

### **M. Barriers to Affordable Housing**

Providing affordable housing requires knowing about and responding to, the many forces that determine whether low-income individuals and families can access decent housing at reasonable prices. The Snohomish County Urban County Consortium has an extensive history of working together to identify barriers to affordable housing and to develop strategies to address them. This section reviews the Consortium's activities in addressing barriers to affordable housing.

Snohomish County and its cities and towns are balancing the need to develop and preserve affordable housing for all residents in the context of growth which, while not as explosive as that experienced in the 1990s, is persistent. Snohomish County is the third most populous county in Washington and the sixth-fastest growing in the state. As this growth increases demand for housing, housing suppliers have struggled to keep pace, exacerbating the problems of low-income households seeking affordable units. As with most jurisdictions, the County's financial resources for addressing affordable housing are far outstripped by the need.

Snohomish County jurisdictions are working to address barriers to affordable in housing in various inter-jurisdictional forums which are discussed below.

**Growth Management Act and Local Comprehensive Plans:** Washington State enacted its Growth Management Act (GMA) in 1990. In accordance with GMA, the County and each city developed their own comprehensive plans, which govern local land-use and development standards.

In coordination with the cities, the County adopted county-wide planning policies (CPPs) to provide a framework for regional consistency; all comprehensive plans of the County

and its cities must be consistent with the CPPs. Both the GMA and the CPPs require jurisdictions to plan for a broad range of housing types and residential densities and to make adequate provisions for existing and projected housing needs of all economic segments of the population. The CPPs provide for a fair-share housing allocation which assigns an affordable housing goal to each jurisdiction, with a goal of preventing further concentration of low-income households in only a few areas. The fair share housing allocation is based on an analysis of the following:

- 1) the need for affordable housing in each jurisdiction,
- 2) the existing affordable housing stock,
- 3) the locations of existing low-wage jobs, and
- 4) future affordable housing needs as a result of projected growth.

In addition, as part of developing local comprehensive plans, all of the consortium members conducted an analysis of their own housing conditions and specified goals and objectives to remove affordable housing barriers.

States and local jurisdictions have been analyzing and reforming local policies, codes and permitting processes to reduce governmental barriers. Washington State's Growth Management Act (GMA) provides incentives and a variety of voluntary techniques to facilitate affordable housing. The GMA also requires jurisdictions to develop housing in urban areas at urban densities, thus making affordable housing possible in areas with services and near jobs. Local governments can address affordability issues and encourage preservation and creation of affordable housing on the local level through actions such as regulatory reform and the adoption of more flexible development regulations.

Snohomish County Tomorrow (SCT) is a growth management advisory body that studies and recommends planning policies that apply to cities and unincorporated county. SCT consists of representatives from the County and from each city within the County. Every five years, SCT produces a Housing Evaluation Report which assesses strategies used in the community to meet local and county-wide GMA housing objectives and evaluates progress towards achieving those goals, including goals for affordable housing. SCT compiled its first report in 2002, and updated this report in 2007. The 2007 report indicates that the number of units of assisted housing in the County increased by 17 percent since 2002, that there have been some new collaborative efforts around affordable housing, and that local governments tried a variety of strategies to improve housing conditions which had some success but which were not enough to achieve local housing objectives. The report concluded that new strategies and/or increased efforts and resources are needed to achieve increased

results. It also noted that more favorable results require supportive conditions in the private housing market and the general economy.

The 2007 Housing Evaluation Report includes an updated summary of strategies used or identified by the county and the cities/town within the county to promote affordable housing. The summary provides information on whether the strategies are not in use, are in the comprehensive plan (but not enacted as program code or code regulation), are in zoning regulations (but are not used in actual housing developments), are use some (used in only a few actual housing developments), or used frequently. The summary is shown below in Table 60.

Table 60

Strategies Used or Identified for Promoting Affordable Housing							
	Arlington	Bothell	Brier	Darrington*	Edmonds	Everett	Index*
<b>Single Family</b>							
Small lots (under 9,600 sq. ft.)	R	R			S	F	
Accessory dwelling units	R	R	R	F	S	S	
Preservation of existing affordable units	C	F			S	F	C
Minimum densities	C	R	C				
Lot size averaging		R	R		S	F	
Manufactured homes allowed	R	R	R	F	S	S	S
Other strategies		S	S			F	
<b>Multi-Family</b>							
Upzoning	C	S			S	F	
Preservation of existing affordable units	C	C			S	S	
No maximum densities	R	R			S	R	
Small units	C					R	
Other strategies		C				R	
<b>Site Requirements</b>							
Reduced parking requirements	R	R			S	R	
Street width reductions (less than 40 ft)		F			R	R	
Credits for preserving open space		R			R	R	
Zero lot line	C				R	R	
Flexibility with front and back setbacks	R	R	C	S	R	R	
Flexibility with sidewalk widths					R		
ROWs and easements	R				R	R	
Flexibility in stormwater requirements		R			R	R	
Flexible curb standards					R		
Other strategies							
<b>Design</b>							
Cottage housing	C	S	C		R	R	
PUD (a.k.a. PAD or PRD)		S			R	S	
Mixed-use	S	F	C	C	S	R	F
Infill	R	S	R	R	S	R	
Other strategies						R	
<b>Incentives</b>							
Density bonuses: in exchange for affordable units					S		
Impact fee waivers or deferral					S		
Priority permitting							
Other strategies						R	
<b>Administrative Reform</b>							
Regulatory reform		C			S	S	
Streamlined permitting	R	F			S		
Other strategies	S	F					
<b>Other Organizations</b>							
Active partnerships w/ nonprofit providers	S	F			S	F	C
Cooperate w/ other jurisdictions	S	F	S		S	F	
Other strategies							
<b>Government Actions</b>							
Financial assistance programs					C	S	
Displacement resources		R			C	S	
Pursue funding for housing	S	F			C	S	
Other strategies							

Strategies Used or Identified for Promoting Affordable Housing							
	Gold Bar*	Granite Falls*	Lake Stevens	Lynnwood	Marysville	Mill Creek	Monroe
<b>Single Family</b>							
Small lots (under 9,600 sq. ft.)		F		R	F	S	F
Accessory dwelling units			R	R	R	S	R
Preservation of existing affordable units				R	C	C	S
Minimum densities				R	C	R	
Lot size averaging				R	F	S	
Manufactured homes allowed		S	R	R	R	R	F
Other strategies		F	R		R		F
<b>Multi-Family</b>							
Upzoning			C	R	S	R	S
Preservation of existing affordable units			C			C	F
No maximum densities			R	R	S		R
Small units			R	C	R	S	
Other strategies				R	R		
<b>Site Requirements</b>							
Reduced parking requirements			R	R		S	R
Street width reductions (less than 40 ft)			R	R	R	S	R
Credits for preserving open space				R	S	S	R
Zero lot line			R	R	R	S	S
Flexibility with front and back setbacks			R	R	S	S	S
Flexibility with sidewalk widths			R			S	
ROWs and easements			R		S	S	
Flexibility in stormwater requirements					R	S	R
Flexible curb standards				R	S	S	
Other strategies							
<b>Design</b>							
Cottage housing			C	R	C	S	
PUD (a.k.a. PAD or PRD)		F	R	R	R	S	S
Mixed-use		S	R	S	S	S	R
Infill			R	F	S	S	F
Other strategies							
<b>Incentives</b>							
Density bonuses: in exchange for affordable units					R	C	R
Impact fee waivers or deferral		S	R	R		S	R
Priority permitting						C	
Other strategies				R			
<b>Administrative Reform</b>							
Regulatory reform			S	R	S	S	R
Streamlined permitting		F	S	R	S	S	R
Other strategies			S				
<b>Other Organizations</b>							
Active partnerships w/ nonprofit providers			C	S	C	S	S
Cooperate w/ other jurisdictions			C		S	S	S
Other strategies			S				
<b>Government Actions</b>							
Financial assistance programs			C	R		R	
Displacement resources						R	
Pursue funding for housing			C			R	
Other strategies				C			



Strategies Used or Identified for Promoting Affordable Housing							
	Mountlake Terrace	Mukilteo	Snohomish, City of	Snohomish County	Stanwood	Sultan*	Woodway
<b>Single Family</b>							
Small lots (under 9,600 sq. ft.)	R	S	C	R	S	S	
Accessory dwelling units	R	C	R	R	R	S	R
Preservation of existing affordable units				R			
Minimum densities			C			C	
Lot size averaging		R		R	S		
Manufactured homes allowed	R	R	R	R	R		R
Other strategies				C		S	R
<b>Multi-Family</b>							
Upzoning			C	C	C		
Preservation of existing affordable units		C					
No maximum densities	R			R			
Small units			R	R			
Other strategies			R	C	C		
<b>Site Requirements</b>							
Reduced parking requirements	R	R	R	R	R	S	
Street width reductions (less than 40 ft)		R	C	R	R	C	R
Credits for preserving open space	R			R			
Zero lot line	R			R	R	C	
Flexibility with front and back setbacks		R		R	R	C	
Flexibility with sidewalk widths		R		R	R	C	
ROWs and easements					R		R
Flexibility in stormwater requirements			C	R			
Flexible curb standards		R		R		F	R
Other strategies				R		S	R
<b>Design</b>							
Cottage housing		S	C	R	S		
PUD (a.k.a. PAD or PRD)	R	F	R	R	S	S	
Mixed-use	R	S	R	R	R		
Infill		R	R			S	R
Other strategies	R					R	R
<b>Incentives</b>							
Density bonuses: exchange for affordable units					C		
Impact fee waivers or deferral				R	C	S	
Priority permitting			R	R			R
Other strategies					C		
<b>Administrative Reform</b>							
Regulatory reform			S	R		C	
Streamlined permitting	S	C	S	C		C	S
Other strategies				R			
<b>Other Organizations</b>							
Active partnerships w/ nonprofit providers	S		S	S	S		
Cooperate w/ other jurisdictions			S				S
Other strategies							
<b>Government Actions</b>							
Financial assistance programs							
Displacement resources							
Pursue funding for housing							
Other strategies							

\* Cities that did not respond to 2007 self-assessment. The information above was extracted from the 2002 Housing Evaluation Report.

<b>LEGEND</b>		In Zoning Regs	<b>R</b>
Not in Use		Has Been Used Some	<b>S</b>
In Comp Plan	<b>C</b>	Used Frequently	<b>F</b>

Source: Snohomish County Tomorrow, *Housing Evaluation Report*, 2007.

The City of Mountlake Terrace recently indicated some additional strategies that are now in the city's zoning regulations that were shown as not in use at the time of the 2007 Housing Evaluation Report. The changes are as follows: 1.) under Single Family – Other Strategies, the city now allows subdivision where lots are at least 90% of the minimum otherwise required, 2.) under Multi-Family -- Upzoning, the city recently upzoned some multi-family property to allow four stories rather than two stories and converted some single-family properties to multi-family properties, 3.) under Design – Cottage Housing, the city now allows cottage housing as a permitted use in single-households zones, if design standards are met, and 4.) under Regulatory Reform, the city now uses a hearing examiner system for conditional use and other types of permits.

The Housing Consortium of Everett and Snohomish County: The Housing Consortium of Everett and Snohomish County (HCESC) has its roots in the County's Healthy Communities Initiative undertaken several years ago. This initiative organized community leaders into several working committees, including one devoted to affordable housing. After the Healthy Communities Initiative concluded its work, the affordable housing stakeholders committee continued its activities and formed the HCESC in 2002. Its mission is to provide strategic leadership in crafting affordable housing policy and programs in Snohomish County. The HCESC has over 40 members. Members include affordable housing providers, service providers, banks, realtor and building associations, local government, organizations that provide funding for affordable housing development, and other interested persons. The HCESC meets monthly and each year hosts a series of breakfast forums on various topics related to affordable housing. For the past few years it has also hosted an annual affordable housing conference targeted towards elected officials and staff of cities and counties, staff and board members of non-profit organizations, interested in developing affordable housing, and concerned citizens. During program year 2007, the County provided funds to the HCESC in their development of an Affordable Housing Action Plan which would build upon existing local planning and collaboration efforts around affordable housing and homelessness in Snohomish County. HCESC's Action Plan, entitled Housing Within Reach, was completed in June 2008. It was developed with input from

various community stakeholders. The plan includes a description of housing stability needs in the community, sets forth goals and activities to support housing stability, identifies strategies to support housing stability, provides funding projections, and includes short-term and long-term recommended actions.

Housing and Homeless Policy Oversight Committee: In January 2008, the County Executive initiated a Housing and Homeless Policy Oversight Committee consisting of up to 40 community members from local and state governments, the housing and real estate industry, education, non-profit organizations, businesses, and the faith community. The committee reviewed various homeless and housing initiatives and made recommendations on the first-year strategies recommended in the Housing Within Reach action plan to the County Executive. The Committee completed its work in September 2009. Some of the recommendations have already been implemented, while others are under consideration.

The Everett/Snohomish County Continuum of Care/Homeless Policy Task Force: The Task Force is a county-wide, community-based planning group which engages in various planning and implementation activities with the goal of ensuring integration of housing and supportive services to benefit homeless and special needs populations and with the goal of preventing, reducing, and ending homelessness in Snohomish County. The Task Force also engages in public education and advocacy, maintains working relationships with other state and local coalitions, and provides recommendations and endorsements for the HUD Supportive Housing Program (SHP), the HUD Shelter Plus Care (S+Care) Program, the Washington State Transitional Housing Operating and Rental Assistance Program (THOR) and the Washington State Emergency Shelter Assistance Program (ESAP). For additional information, see the Homeless Needs and Strategy section.

Puget Sound Regional Council (PSRC): The County is a member of the PSRC and its Prosperity Partnership Project. Affordable housing is one of the foundation initiatives of the Regional Economic Strategy and the workgroup met in 2007 to develop strategies to improve access to housing for workers at all wage levels throughout the Puget Sound region. The Prosperity Partnership adopted some of these strategies as part of its 2008, 2009, and 2010 Action Plans. The PSRC will soon launch a technical assistance and education program (the Housing Innovations Program for Local Governments) to help local jurisdictions address the housing needs of their residents. Staff members of Snohomish County and the HCESC advised the PSRC on this program's development. The PSRC presented its program at the HCESC's affordable housing conference on June 5, 2008 in Everett, WA, and provided an opportunity for input into the program by

conference participants. The proposed program includes education and outreach, technical assistance resources, and technical assistance demonstration projects. One of the 2010 Action Items is to conduct outreach to jurisdictions about the launch of its on-line toolkit of housing affordability resources and best practices.

Accessory Dwelling Units: Provisions in City and County Codes permit accessory dwelling units (ADUs) and are required in all cities with populations in excess of 20,000. Census figures continue to show that the average number of people per dwelling unit is falling. A second unit within a single-family structure:

- 1) increases the housing supply;
- 2) may provide needed income to the homeowner to maintain the property;
- 3) has a modest impact on the surrounding neighborhood and
- 4) can provide revenue to help lower income households afford the cost of homeownership.

Mobile Homes and Manufactured Housing: Mobile homes and manufactured housing provide less costly housing opportunities, particularly for homeownership, and help meet affordable housing needs in the Consortium. Every Consortium city now allows manufactured housing wherever it would be legal to place a stick-built, single-family home, as required by HUD. There are a total of 35 parks (2,821 spaces in unincorporated Snohomish County) and 72 parks (4,155 spaces) in cities/towns. From 2006 to 2009, 16 communities were closed, mostly due to redevelopment. Both Mountlake Terrace and Bothell have land use regulations that seek to preserve mobile home parks. In October 2009, Snohomish County also passed two ordinances designed to preserve existing manufactured home parks in the unincorporated portion of the county. The ordinances were passed in response to the losses in mobile home park spaces experienced in recent years and seek to protect residents of manufactured home parks while looking after property owners' rights. Currently, mobile home park conversions have stopped, but future risk of when conversions might begin again is unknown.

Taxes: Like other Washington jurisdictions, Snohomish County has a program to reduce the tax burdens on its senior citizens. In addition, the County employs current use taxation in its rural areas so that long-time residents are not hit with tax bills disproportionate to their incomes.

Credit Enhancements. The County currently has a policy in place whereby it can provide up to \$40 million in contingent loan guarantees to non-profit organizations and public housing authorities to support affordable housing projects. This credit enhancement can assist these agencies to secure loans for these projects and to reduce interest rates. The County has almost reached the limit in contingent loans it can provide under this policy, and is considering whether it has the capacity to increase this limit to \$100 million in order to provide additional support for these agencies for the production of affordable housing in our community.

Intergovernmental Program Feasibility Study: The City of Lake Stevens received a grant for \$150,000 from the Washington State Department of Trade and Economic Development (now the Department of Commerce) for Growth Management Act implementation. Grant funds were used to produce a feasibility study of intergovernmental programs that produce or preserve affordable housing in order to explore the possibility of implementing such a program in Snohomish County. Snohomish County Tomorrow's Planning Advisory Committee (PAC) performed the study with the help of consultants, OHHCD, and the Housing Consortium of Everett and Snohomish County (HESC) and the project was managed by the County's Department of Planning and Development Services. The feasibility study was completed in June 2009. The study concluded that the following four threshold conditions would need to be met in order for such a program to be successful in Snohomish County: 1.) a "critical mass" of jurisdictions elects to participate as founding members, 2.) sufficient funding is secured to support the program for at least 24 months, 3.) a host agency is identified to provide back-office administrative support, such as payroll, accounting, and IT services, and 4.) the participating jurisdictions reach agreement on certain fundamental question in an inter-local agreement, including the program's purpose and governance structure. Snohomish County Tomorrow leaders are working with public and non-profit advocates to form an Implementation Task Force that will address the four threshold criteria.

Regulatory Reform: Through the passage of the State Regulatory Reform Act (HB 1724, 1995) and through local initiative, all Consortium member jurisdictions cities have significantly streamlined the housing permitting process. Over the past few years, the County has streamlined its permitting processes and implemented on-line permitting. The results of these efforts include increased predictability and reduced time framed for review and permitting. The benefits of these efforts are reflected in reduced overhead costs for developers, moderating one of the factors affecting upward pressure on housing prices. Over the past few years, the County has also continued to revise its land use laws into a single, unified developing code. Phase 2 of this project is a substantive update of the code that also aims to improve the UDC's clarity, consistency,

simplicity, and flexibility, in part to reduce the costs of compliance for developers and builders. The County's development code also allows for priority permit processing and exemption from road and parks impact fees for low-income housing. In the 2007 legislative session, the Washington State Legislature passed a law (HB 1450) that expands the property-tax exemption for non-profit organizations that receive funding from local document recording fee funds (ex. Snohomish County AHTF) or federal funding administered by a local government (ex. HOME and CDBG funds) to develop housing for very low-income households.

Resources for Affordable Housing. Over the past several years, cuts in some of the federal programs that provide funding for affordable housing as well as reductions in revenue generated under the County's local affordable housing trust fund have reduced the resources available to help meet the affordable housing needs in the Consortium. In addition, the current market has made it difficult for local affordable housing developers to secure low-income housing tax credits, a source of financing often utilized to help finance affordable housing development. Some of the effects of this were lessened with funding that became available under the Neighborhood Stabilization Program (NSP) and Community Development Block Grant funds that became available under the American Recovery and Reinvestment Act of 2009. However, it is anticipated that given the existing funding available and projected to be available, less units of affordable housing will be able to be produced in the upcoming five years.

Snohomish County continues to explore ways to enhance resources for affordable housing production and a new source of local funding is anticipated to make additional funding available for this purpose. In December 2008, the County adopted an ordinance, authorizing the collection of a levy of one-tenth of one percent sales and use tax to fund new local mental health, chemical dependency or therapeutic court services. The initial spending plan includes about \$1.5 million to provide housing vouchers and to establish a revolving loan fund to increase housing units for persons with chemical dependency and/or mental health disorders. The voucher program is in the process of being implemented and the revolving loan fund is currently in the development stage.

**N. Fair Housing.** Snohomish County and the City of Everett are required, as recipients of HUD funds, to complete analyses of fair housing choice within one year of the effective date of the Consolidated Plan rule (February 5, 1995). The analyses are not required to be submitted as part of the Consolidated Plan, but the jurisdictions certify that they have completed the required analyses, are taking appropriate actions to overcome the effects of any impediments identified through the analyses, and they

maintain records reflecting the analysis of the actions in this regard. Snohomish County is planning to update its analysis in the upcoming year.

**O. Anti-Poverty Strategy.** Household income levels are dependent upon many conditions and factors, many of which are beyond a local general government's direct influence. These include: employment opportunities; households' qualifications for employment; levels of public and private assistance available to persons who are not employable and how individuals cope with daily life and the requisites for self-sufficiency. The latter specifically includes the level of resources applied to enabling persons who are inherently capable, but have not attained self-sufficiency above a poverty level, to develop their personal capability to progress.

Among the relevant areas which local general government can influence are the public schools and professional/technical training institutions of all kinds; basic public services, regulatory policy and tax policy that affect the private business environment; and supplementing the funding and operation of services and facilities for self-sufficiency initiatives. Since nearly all income support for persons who are temporarily or permanently not employable comes from the state and federal governments, local government has limited direct influence over this. Another area of potential impact is public policy affecting the business climate and the use of public infrastructure investment more directly, where appropriate, to encourage and support private business capital investment.

Briefly summarized, Snohomish County's strategies with respect to these areas are as follows.

Schools and educational/training institutions: The County general government will continue to support joint planning among school districts and support all initiatives to enhance and expand post secondary school education and professional/technical training facilities and programs.

Public policy regarding the business environment: The County's continuing process of review and reform of development permitting processes and standards will benefit commercial and industrial developers as well as residential developers, with the same potential cost saving and certainty-enhancing effects. The "Economic Development" element of Snohomish County's adopted General Policy Plan establishes a series of eight objectives, with specific implementing policies related to each, all expressly designed to create a supportive regulatory environment, supply supportive and technically advanced infrastructure, facilitate small business, maximize the potential of



port and airport resources and promote various industrial and business sectors. Snohomish County anticipates that the Economic Development element will be updated in the upcoming year.

Snohomish County, through its Human Services Department, administers several programs and funds aimed at reducing the number of persons living below the poverty level. While recent federal, state, and local budget cuts have impacted funding for some of these programs, the County continues to provide services to the extent feasible within the funding available. The Community Action Partnership within the Human Services Department funds and supports programs that help persons and families overcome the effects of poverty and improve their economic situation. Funding under the CDBG, HOME, and ESG programs as well as other federal, state and local homeless and housing programs administered by the Office of Housing Homelessness and Community Development within the Human Services Department also assist the County in addressing poverty. Many of the service projects funded provided case management, employment and training support and other supportive services that assist low-income and homeless persons to obtain the necessary skills, income and other resources necessary to move towards self-sufficiency. Some of the resources are allocated to affordable housing projects which provide a stable housing environment and which incorporate supportive services to promote the self-sufficiency of its residents.

Snohomish County also participates on the Workforce Development Council of Snohomish County (WDC) which manages federal funds received under the Workforce Development Act for various employment and training programs which assist employees to make career transitions and to help create a sustainable workforce for employers. The WDC's strategic plan includes the following goals: a workforce development system that is globally competitive, meeting industry needs by filling jobs with qualified candidates, assisting job candidates to obtain and retain employment, and assisting businesses and job candidates to continuously enhance their productivity and prosperity.

Snohomish County, in partnership with the United Way of Snohomish County, the Workforce Development Council, and other community partners, through the Snohomish County Financial Asset Development Coalition, has implemented a financial asset-development project. The Coalition, through its community partners, provides professional development training to frontline human services staff working with low-income persons regarding asset-development, provides assistance to low-income persons with assistance in completing tax forms and collecting the Earned Income Tax



Credit (EITC), and provides assistance in increasing asset ownership among low-income families through Individual Development Accounts (IDA).

In addition, Snohomish County anticipates it will continue exploring the use of HUD CDBG funds to underwrite float-loan activities. While the initial impetus for this has been to widen the array of financing tools available to providers of affordable housing, the history of float-loan activity in other jurisdictions suggests that float loans will be attractive to the private sector as an economic development mechanism. If this holds true for Snohomish County, float loan activity will comprise another element of the County's anti-poverty strategy.

## **P. Non-Housing Community Development Needs**

Non-housing community development includes the following types of projects: public facilities improvements, infrastructure improvements, public services, and economic development activities.

### *1. Public Facilities and Infrastructure Improvements*

Public facilities needs includes community facility projects such as senior centers, food banks, youth centers, child care centers, health facilities, fire stations, and parks. Infrastructure needs includes projects such as streets, sidewalks, water/sewer projects, solid waste disposal, and flood drain improvements and mitigation.

Public facility and infrastructure needs were assessed by reviewing CDBG funding requests received for these projects in past years and through the consultation and citizen participation process engaged in during the development of this Consolidated Plan.

The overall need for both public facility and infrastructure improvement projects in Consortium areas remains high. The County consistently receives applications in excess of the funding available for these types of projects. From 2005-2009, only 46 percent of all requests were able to be funded. The applications received also show a significant need for projects in each of these two categories; 43 percent of funding requests were for public facility improvements and 57 percent of funding requests were for infrastructure improvements. This likely reflects the varying needs of Consortium members, which includes both urban and rural areas and cities of different sizes. Project requests received within each category (public facilities and infrastructure) also varied as to type of project needed, which also likely reflects the varying needs of Consortium members.

Based on this assessment, the County anticipates that there is a continued significant need for funding for both public facilities and infrastructure projects and that there is a continued significant need for funding for a wide variety of types of projects within each of these categories.

## *2. Public Services*

Public services needs includes a wide variety of services including, but not limited to, services for youth, seniors, and other public service needs such as services for persons with special needs (such as persons with disabilities, victims of domestic violence, persons experiencing homelessness, etc.), child care, transportation, substance abuse, employment training, health services, lead hazard screening, and crime awareness,

See the Homeless Needs and Strategy Section and the Needs of Special Populations Sections for discussion of various public service needs as well as the Population and Housing Profile. Public service needs were assessed through these assessments as well as by reviewing CDBG and ESG funding requests received over the past five years and through the consultation and citizen participation process.

The need for funding for public services in the community greatly exceeds the resources available. Funding cuts in CDBG over the past several years as well as recent cuts in state and local funding for various community services, have exacerbated this need. For example, the number of service projects able to be funded with CDBG public service funds has decreased from 20 in 2005 to 15 in 2009, reflecting the decrease in funding. In addition, the local unemployment rates have increased significantly in the past two years. Some service providers have indicated an increase in the number of persons seeking assistance since the economic downturn.

Youth: There is a continued need to fund services for youth, particularly for programs serving homeless youth, pregnant/parenting youth, and to provide prevention education programs on sexual abuse/assault and violence. There is also a need to provide some of these services to young adults.

Seniors: There is a continued need to fund services for elderly persons, particularly programs that assist elderly persons to continue to live independently.

Other Public Services: There is a continued need to fund programs for persons with special needs (such as persons with disabilities), particularly programs that assist these persons to live independently. There is a continued need to fund programs for persons experiencing homelessness and for persons at risk of homeless in order to help

stabilize them and move them towards self-sufficiency. There is a continued need to fund programs for victims of domestic violence, programs that provide medical and dental services for uninsured persons, and programs that assist persons to achieve self-sufficiency. There is a continued need to fund programs to increase access to fair and stable housing.

While transportation is a need in the community, there is not a specific objective to program CDBG public service or ESG funds for this purpose. It is anticipated that some public service programs funded to meet other objectives may incorporate some transportation costs for persons served in those programs where it is consistent with the objective, where needed, and where eligible. There are regional and county-wide coordination efforts underway (such as SNOTRAC) to help meet the transportation needs of the community, including the needs of low- and moderate-income persons and persons with special needs as well as existing resources in the community (such as DART and TAP) to help meet some of these needs. While child care is a need in the community, there is not a specific objective to program CDBG public service or ESG funds for this purpose. It is anticipated that some public service programs funded to meet other objectives may incorporate some child care costs for persons served in those programs where it is consistent with the objective, where needed and where eligible. Anti-crime programs include crime awareness and other anti-crime needs. While the County places a priority on the safety of populations eligible for HUD formula-funds, and in particular endorses the anti-crime and anti-drug initiatives of the County's housing authorities, none of the CDBG public services or ESG funds is programmed for this purpose.

### *3. Economic Development*

Economic development needs includes various activities related to the creation/retention of jobs for low- and moderate income persons. Activities include financial assistance for business (ex. loans); technical assistance for businesses (ex. training on business planning, accounting); micro-enterprise assistance for development, support, and expansion of these types of businesses; rehabilitation of publicly or privately-owned commercial/industrial property for code compliance and façade improvements; commercial/industrial improvements related to infrastructure development for buildings, structures; and other real property; and other commercial/industrial improvement projects.

Over the past several years, economic development has taken an increasingly important role in Snohomish County. Facilitating and promoting economic development

are an important part of the County's policy objectives. The County has undertaken planning efforts which have assisted to guide activities in this area. In 2004, the Snohomish County Executive appointed a Citizen's Cabinet to develop recommendations for economic development in Snohomish County. Recommendations were made in the following areas: regulatory reform, taxes and fee structures, physical infrastructure, and human capital. The Comprehensive Plan Update included an Economic Development Element which establishes goals to: promote the maintenance and enhancement of a healthy economy, to provide a planning and regulatory environment which facilitates growth of the local economy, to encourage the retention and expansion of existing businesses and jobs and attract new businesses and jobs, to support economic development by providing adequate levels of infrastructure and promoting technological advancements, support economic development by promoting education and training opportunities for the work force and aligning human services delivery with employment opportunities, and encouraging sustainable use of resource areas for economic development. Snohomish County anticipates it will revise these goals in the upcoming year. The County has created an Agricultural Plan to promote the long-term success of this industry in Snohomish County and has undertaken several activities as part of that plan. Since 2008, the County has hosted some economic summits in order to create new economic opportunities and foster discussions in areas such as regional solutions on getting commercial and residential building and developer industries and local economies moving again and growing "next generation businesses". In addition, the County also participates in the Puget Sound Regional Council which seeks to build common vision for growth, transportation, and economic strategies for the region.

As indicated in the County Population and Housing Profile, the current economic situation has led to increased unemployment rates and loss of jobs from the local economy. In addition many lower-paying jobs in the economy do not pay a wage that would enable a person to meet their basic needs without public assistance.

The County is utilizing several resources to facilitate economic development. A few examples are referenced here. It participates on the Workforce Development Council of Snohomish County (WDC) which manages federal funds received under the Workforce Development Act for various employment and training programs which assist employees to make career transitions and to help create a sustainable workforce for employers. The County has received more than \$41 million in federal economic recovery funding for projects such as transportation improvements, public safety service and human services which has resulted in both maintaining and creating jobs in the community.

In the context of HUD formula funds, activities falling under the definition of economic development activities (which are referenced above in the first paragraph of this section) is a newer area of focus for possible use of these funds. Over the past year, Snohomish County has explored the feasibility of using these funds, in particular the CDBG Section 108 loan program, to help meet additional economic development needs in the community. The County is currently seeking additional input regarding the priority needs for the different types of eligible economic development activities in the community and quantification of those needs. As work continues in refining goals and estimates of needs, the Consolidated Plan will be amended to reflect this data.

## **Q. Community Development Strategies and Objectives**

This section of the strategic plan sets forth the strategies and objectives for addressing the priority public facility, infrastructure, and public service needs of low- and moderate-income persons, neighborhoods, and communities for the 2010-2014 Consolidated Plan period under the CDBG and ESG programs. The strategies presented here reflect the needs assessment and the consultation and citizen participation process undertaken in development of this Consolidated Plan and the projected funding available. This section of the strategic plan also sets forth the planning and administration strategies and objectives to be undertaken in administering the CDBG, HOME and ESG programs for the 2010-2014 Consolidated Plan period. Finally, although no funds are programmed for CDBG economic development activities, this section of the plan identifies activities anticipated to be undertaken in this area.

PRIORITY: Public Facilities

**STRATEGY CD-1.** To provide a suitable living environment for, and expand the economic opportunities available to, persons of low- and moderate-income and to special needs populations, Snohomish County will address the public facility needs, prioritized at the municipal and community level, of low-income households and predominately low- and moderate-income neighborhoods and communities, and other HUD-eligible populations throughout the County.

### Objectives for 2010-2014

Objective PFO-1: Support construction and/or rehabilitation of up to four (4) public facilities which serve to remove material or architectural barriers to the mobility or accessibility of elderly persons and severely disabled adults.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective PFO-2: Support acquisition, construction and/or rehabilitation of up to five (5) public facilities which will principally benefit low- and moderate-income households, special needs populations, the homeless and those at risk of homelessness or abuse, and other HUD defined “Presumed Benefit” populations, which include: abused children, battered spouses, elderly persons, severely disabled persons, homeless persons, illiterate adults, persons living with HIV/AIDS and migrant workers.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective PFO-3: Support acquisition, construction and/or rehabilitation of up to six (6) public facilities which will principally benefit low- and moderate-income households, including but not limited to, youth centers, child care centers, health facilities, senior centers and food banks.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective PFO-4: Support acquisition, construction and/or rehabilitation of up to four (4) public facilities to principally benefit low- and moderate-income neighborhoods including but not limited to, parks and recreation, health centers, fire stations and other neighborhood facilities.

HUD Objective/Outcome:

Suitable Living Environment – Availability/Accessibility or Sustainability

#### Activities to Achieve Public Facility Objectives

Activity 1: Construct and/or rehabilitate, as appropriate, public facilities which enhance mobility and accessibility for the elderly and severely disabled persons.

Activity 2: Rehabilitate, for purposes of safety, security and accessibility, facilities which benefit HUD-eligible populations including but not limited to, the homeless and those at risk of homelessness, the elderly, battered spouses, disabled persons, and other special needs populations.

Activity 3: Construct and/or rehabilitate as appropriate, public facilities that enhance safety and livability, recreation, health and social quality of life for low- and moderate-income families and individuals.

Activity 4: Construct and/or rehabilitate, as appropriate, public facility projects in low- and moderate-income areas to encourage recreation, improve access to community services and facilities, and improve the aesthetics of the living environment.

## **PRIORITY: Infrastructure**

**STRATEGY CD-2.** In order to provide for the health, safety and welfare of Snohomish County's low- and moderate-income neighborhoods, Snohomish County will address the unmet basic infrastructure needs, prioritized at the municipal and community levels, of low- and moderate-income households and predominately low- and moderate-income neighborhoods and communities throughout the county.

### Objectives for 2010-2014

Objective IO-1: Support construction and rehabilitation of up to thirteen (13) street and/or sidewalk projects to principally benefit low- and moderate-income neighborhoods and/or which promote the accessibility and mobility for the elderly and the disabled.

#### HUD Objective/Outcome:

Suitable Living Environment – Availability/Accessibility or Sustainability

Objective IO-2: Support up to five (5) other infrastructure projects including but not limited to, water/sewer projects, flood drain improvements, solid waste disposal, flood drain improvements and other flood mitigation needs to principally benefit low/moderate income households.

#### HUD Objective/Outcome: Suitable Living Environment – Sustainability

### Activities to Achieve Infrastructure Objectives

Activity 1: Enhance integration of the disabled and elderly into the community by mitigating infrastructure barriers that impede mobility and accessibility.

Activity 2: Improve the safety and livability of predominately low- and moderate-income neighborhoods by rehabilitating deteriorated streets and sidewalks, and promoting accessibility and mobility by ensuring compliance with ADA standards.

Activity 3: Improve the general appearance, accessibility and economic vitality of low- and moderate-income areas in small cities, towns and unincorporated areas, by ensuring the presence of adequate sewers and storm water drainage systems, by



providing for waterlines and reservoirs, flood drain improvements and other flood mitigation needs.

## **PRIORITY: Youth Service Programs**

**Strategy CD-3:** In order to make suitable living environments more available and accessible, support programs that effectively provide for the basic living, health, safety, and well-being of homeless youth/young adults and youth from low- and moderate-income families, by providing services including, but not limited to, housing, case management, life-skill training, and safety.

### Objectives for 2010-2014

Objective YPO-1: Provide sexual abuse/assault prevention education and violence prevention education for 1,200 children/youth each year for the next five years for a total of 6,000 persons served.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective YPO-2: Provide parenting skills training, case management and services for 70 low- and moderate-income pregnant or parenting teens each year for the next five years for a total of 350 persons served.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective YPO-3: Provide transitional housing and related case management and supportive services for 25 homeless teen/young parents and their children each year for the next five years for a total of 125 households (250 persons) served.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective YPO-4: Provide emergency and transitional housing and related case management and supportive services for 255 homeless youth/young adults each year for the next five years for a total of 1,275 persons served.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility



## **PRIORITY: Senior Service Programs**

**Strategy CD-4:** In order to make suitable living environments more affordable, support service programs that effectively assist low- and moderate-income elderly citizens to continue to live independently in all housing settings appropriate to their individual needs.

### Objectives for 2010-2014

Objective SPO-1: Provide in-home services such as chore services, monitoring, case management, and service coordination and out-of-home services such as respite day care for 550 elderly and/or frail elderly persons each year for the next five years for a total of 2,750 persons served.

HUD Objective/Outcome: Suitable Living Environment -- Affordability

## **PRIORITY: Public Service Programs**

**Strategy CD-5:** In order to make suitable living environments more available, accessible, and affordable and decent housing more available and accessible, support service programs that effectively provide for the basic living, health, safety and well-being needs of low-and moderate-income persons, homeless persons, and persons with special needs in Snohomish County, prioritized at the municipal and community levels, that address the most urgent needs of those groups.

### Objectives for 2010-2014

Objective PSO-1: Provide homeless prevention services to those at-risk of homelessness, services to homeless persons, and emergency shelter, transitional housing, and permanent housing coupled with case management and supportive services to homeless persons with the goal of assisting at-risk and homeless persons to stabilize and progress towards self-sufficiency. Persons assisted may include individuals, families, chronically homeless persons, and persons with special needs. Assist 825 persons each year for the next five years for a total of 4,125 persons (1,500 households) served.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective PSO-2: Provide emergency shelter, transitional housing, and related case management and supportive services for 300 victims of domestic violence and their children each year for the next five years for a total of 1,500 persons served.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective PSO-3: Provide case management and supportive services to assist 30 persons with special needs, including but not limited to persons with HIV/AIDs and persons with developmental and physical disabilities, to live independently in all housing settings appropriate to their needs each year for the next five years for a total of 150 persons served.

HUD Objective/Outcome:

Suitable Living Environment – Availability/Accessibility or  
Decent Housing – Availability/Accessibility

Objective PS O-4: Provide information on landlord/tenant and fair housing laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and fair housing counseling to individuals who believe they are experiencing discrimination in housing to assist 1,000 persons each year for the next five years for a total of 5,000 persons served.

HUD Objective/Outcome: Decent Housing – Availability/Accessibility

Objective PSO-5: Provide case management and supportive services for 145 low-income households each year for the next five years to assist them to move towards self-sufficiency for a total of 725 households (1,800 persons) served.

HUD Objective/Outcome: Suitable Living Environment – Availability/Accessibility

Objective PSO-6: Provide health services for 900 low- and moderate-income persons during the next five years.

HUD Objective/Outcome: Suitable Living Environment -- Affordability

#### Activities to Achieve Objectives

Activity 1: Implement priorities for youth service programs, senior service programs, and public service program using CDBG funds for public service programs and ESG funds (renamed Emergency Solutions Grant – Hearth Act 2009).

## **PRIORITY: Planning and Administration**

STRATEGY CD-6. In support of CDBG, HOME, and ESG programs, Snohomish County will undertake planning and administration activities, including but not limited to: preparing five-year Housing and Community Development Consolidated Plans, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports; conducting interlocal and interagency consultation; pursuing county-wide citizen participation; undertaking affordable housing planning; fair housing activities; managing project selection, evaluation, and monitoring processes; conducting financial accounting and fulfilling program audit obligations; and undertaking other eligible planning and administrative activities.

### Objectives for 2010-2014

Objective PAO-1: Plan for and administer HUD CDBG, HOME, and ESG grant programs for each of the five program years from July 1, 2010 through June 30, 2015 consistent with the capacities enabled by federally authorized limits on recovery of local program administrative costs under these programs.

### Activities to Achieve Objective

Activity 1: Each year for the next five years and in a manner fully consistent with the County's approved citizen participation policy, manage a process for: announcing availability of formula funds; providing technical assistance to applicants; conducting eligibility- and merit-based assessments of project proposals; facilitate Technical Advisory Committee and Policy Advisory Board review of the proposed projects for a total of 20 meetings 2010-2014.

Activity 2: Each year for the next five years and in a manner fully consistent with the County's approved citizen participation policy, prepare an Annual Action Plan for submission to HUD along with any requisite amendments to the Consolidated Plan for a total of five Annual Action Plans.

Activity 3: Each year for the next five years and in a manner fully consistent with the County's approved public participation policy, prepare and submit an annual Consolidated Annual Program Evaluation Report (CAPER) for a total of five CAPERs.

## **Economic Development:**

While no CDBG funds are presently programmed expressly for economic development activities, much of the activities that are currently programmed for funding have an economic development component. Construction and rehabilitation of affordable housing and public facilities and infrastructure puts money directly into circulation in the local economy in wages, material purchases, and taxes paid. Stable and affordable housing promotes a stable workforce that in turn makes the county an attractive place to do business. Public facility and infrastructure investments improve the safety and livability (such as mobility, accessibility, recreation, health and social quality) of neighborhoods and make the community a more attractive place to live. Many of the public service projects funded facilitate housing stability and self-sufficiency of the participants and many fund positions to provide the services needed. In addition, many of the projects funded leverage additional funding from other sources.

The Economic Development Element of the County's Comprehensive Plan sets forth the goals, objectives, and policies that describe how the County works to facilitate economic development.

The County has identified the following activities it will undertake to further explore facilitating economic development with its federal funds:

1. The County will continue to administer its CDBG Float Loan program whereby CDBG funds committed to the County but not yet obligated can be lent to CDBG-eligible projects for periods of up to 30 months. While the program so far has been used only for acquisition and development of subsidized housing, float loan funds are available for economic development projects as well.
2. The County will continue to explore the feasibility and possible implementation of a CDBG Section 108 loan guarantee program for Snohomish County which would primarily be targeted towards enhancing economic opportunities for low- and moderate-income wage earners. Implementation of such a program would be done in compliance with the County's Citizen Participation Plan and the County will also consult with Consortium members.
3. The County will seek additional input on the Consolidated Plan's economic development needs and strategy from the Snohomish County Economic Development Council (EDC).

The following table is a summary of priority community development needs and goals. It is presented in HUD Table 2B format.

**Table 61**

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>Priority Need Level</b>	<b>Unmet Priority Need</b>	<b>Dollars to Address Unmet Priority Need</b>	<b>Multi-Year Goals</b>	<b>Annual Goals</b>
<b>PUBLIC FACILITY NEEDS</b> (projects)					
Handicapped Facilities		X		4	
Homeless Facilities & Facilities for Persons with Special Needs		X		5	
Senior Centers		X		6	
Youth Centers		X			
Child Care Centers		X			
Health Facilities		X			
Food Banks		X			
Neighborhood Facilities		X		4	
Parks and/or Recreation Facilities		X			
Parking Facilities		X			
Non-Residential Historic Preservation		X			
Other Public Facility Needs		X			
<b>INFRASTRUCTURE</b> (projects)					
Street Improvements		X		13	
Sidewalks		X			
Solid Waste Disposal Improvements		X		5	
Water/Sewer Improvements					
Flood Drain Improvements		X			
Other Infrastructure Needs		X			
<b>PUBLIC SERVICE NEEDS</b> (people)					
Senior Services		X		550	2,750
Services for Persons with Disabilities and Other Special Needs		X		330	1,650
Youth Services (includes homeless youth)		X		1,575	7,875

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>Priority Need Level</b>	<b>Unmet Priority Need</b>	<b>Dollars to Address Unmet Priority Need</b>	<b>Multi-Year Goals</b>	<b>Annual Goals</b>
Child Care Services					
Transportation Services					
Substance Abuse Services					
Employment Training					
Health Services		X		900	300
Lead Hazard Screening					
Crime Awareness					
Other Public Service Needs (homeless, self-sufficiency, rental housing mediation/fair housing counseling)		X		2,185	10,925
<b>ECONOMIC DEVELOPMENT</b>					
ED Assistance to For-Profits(businesses)					
ED Technical Assistance(businesses)					
Micro-Enterprise Assistance(businesses)					
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)					
C/I* Infrastructure Development (projects)					
Other C/I* Improvements(projects)					
<b>PLANNING</b>					
Planning and Administration		X			
<b>TOTAL ESTIMATED DOLLARS NEEDED:</b>					

\* Commercial or Industrial Improvements by Grantee or Non-profit

1. Public Services such as child care, transportation, substance abuse services and employment training may be included as part of the other public service activities funded, where needed and where eligible.

2. With respect to Economic Development, Snohomish County is continuing to seek input on and to plan for the economic development needs of the County and is continuing to explore the feasibility of the CDBG Section 108 loan program as a funding mechanism for economic development activities. Once a strategy is known, the County will update the data in Table 2B to reflect that work.

#### **R. CDBG Float Loans**

Snohomish County annually receives approximately \$3.3 million in Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development (HUD). CDBG funds are available to the Snohomish County Urban County Consortium to support a variety of activities directed at improving the physical condition of neighborhoods through the provision of housing; public improvements and facilities; creating employment or improving services for low and/or moderate-income households.

These funds are committed annually through an application process that awards grants or loans among many competing interests. Those organizations receiving funding proceed to draw down CDBG funds, as they are needed to carry out programs or fund approved project costs. Generally, Snohomish County has a fund balance with the Federal Treasury, awaiting draw requests from the County to pay invoices submitted by organizations carrying out CDBG activities. Over time, the level of this fund balance and the general cash flow needs of the CDBG Program can be predicted.

Federal regulations allow Snohomish County to use the CDBG Program to further support eligible and credit-worthy community development projects by making short term loans from its CDBG fund balance that is available but not yet needed by grant recipients. These funds are called “float loan funds” and federal regulations allow their use as “float loans” under specific guidelines.

Snohomish County can provide CDBG float loan funds to public, private non-profit and private for-profit organizations for projects in Snohomish County that meet the following policies and program guidelines.

Snohomish County’s purpose in providing this program is to support projects that will assist the County in accomplishing specific CDBG-eligible housing, community and economic development goals through the availability of short-term, lower-rate financing. Specific program goals include:

1. Provide short-term financing for housing, community and economic development projects that are consistent with Consolidated Plan goals and get them completed;
2. Generate sufficient income interest payments to fund the costs of the program;

General policies guiding the CDBG Float Loan Program include:

1. The Office of Housing, Homelessness and Community Development (OHHCD) within the Snohomish County Human Services Department will administer the CDBG Float Loan Program.
2. The use of funds and loan purposes must conform to requirements of the Snohomish County Consolidated Plan as well as regulations governing the CDBG Program;
3. Other Federal regulations required by the use of CDBG funds apply to CDBG Float Loans. These include NEPA Environmental Reviews, ESA compliance, Labor Standards (i.e., use of prevailing wages in construction), uniform relocation requirements and others;
4. The collateral to be provided by borrowers is an unconditional, irrevocable Letter of Credit from a financial institution acceptable to the County. The Borrower as additional security will also sign a Loan Agreement and Promissory Note.
5. Float loans are provided as Demand Notes with Snohomish County having the right to require full or partial prepayments at any time. There are no minimum loan terms but the maximum loan term is 30 months. (Federal regulations require that Snohomish County have access to funds to meet required CDBG cash flow needs. This may require partial draws on required Letters of Credit. If partial draws occur, authority will be provided to disburse funds back to the borrower in the amount drawn on the Letter of Credit once additional CDBG funds are available.)
6. Interest rates will be negotiated based on project underwriting and staff determinations of what is "appropriate" in accordance with CDBG regulations. In general, rates will range from 1% to 5% based on the financial need of the project and interest costs may be included in the loan amount.



Projects selected for funding must satisfy the following criteria:

1. The project(s) responds to needs identified in the Consolidated Plan.
2. The project(s) meets a CDBG National Objective, is an eligible activity and complies with all other applicable CDBG requirements.
3. The applicant provides evidence of the ability to provide a Letter of Credit.
4. Environmental reviews, pursuant to NEPA and other applicable statutes, indicate that the project can proceed.
5. The project minimizes displacement of existing residents and businesses and produces copies of all required notices provided to tenants.
6. The funding amount requested, including the interest rate and term, are necessary to accomplish the stated goals of the project and is judged to be “appropriate” under CDBG regulations.
7. All other funds needed to complete the project are available.
8. The applicant can and will, provide documentation of the required public benefits from the project in order to fulfill the CDBG National Objective.

Float loan application process and procedures. Staff in the Snohomish County Office of Housing, Homelessness and Community Development can be reached at 425-388-3267 and are available at any time to discuss and pre-screen potential float loan applicants. If there is sufficient balance of float funds available to satisfy the project need and the proposed float loan project meets eligibility requirements, staff will provide potential applicants with an application and directions for completing the application. Completed application materials should be sent to:

CDBG Float Loan Program  
Snohomish County Human Services Department OHHCD  
3000 Rockefeller Ave., MS#305  
Everett, WA 98201  
425-388-3267  
dweitenhagen@co.snohomih.wa.us

A complete application includes the following:

1. Project Description - Location and nature of project, detailed description of public benefits to be provided (i.e., detailed listing of jobs to be created or housing provided), description of projected beneficiaries, description of how public benefit requirements will be documented; project pro forma with interim and permanent funding sources and uses.
2. Name and legal nature of borrower - Description of the organization, its mission, history, board structure, by-laws and most recent audited financial statement.
3. Applicant's demonstration of ability to produce the required unconditional, irrevocable letter of credit from a bank acceptable to the County. This could be provided via a bank confirmation letter.
4. Evidence of site control and needed financial resources to complete project.
5. Relevant technical submissions listed below:
  - Scope of environmental review and clearance requirements;
  - Employment Agreements, if needed;
  - Housing Eligibility Agreements, if needed;
  - Davis Bacon - Construction Prevailing Wage Project Review;
  - Section 3 - Equal Opportunity Review;
  - Uniform Relocation Requirements, if applicable *and* a plan for relocation of any tenants to be displaced;
  - Other Federal requirements including ESA;
  - Local Procurement Rules; *and*
  - Property Appraisal.

Initial Project/CDBG Review. Elements of the review include:

A. Assessment of Community Development Block Grant eligibility

1. Must be an eligible use of funds as defined in the CDBG regulations (24 CFR 570.201 to .204 and .209; copy attached in the appendix);  
  
and
2. National Objective. Must meet one of the three following objectives (a, b, or c) in the manner defined in the CDBG regulations (24 CFR 570.208):

- a) Benefit to low and moderate-income persons through:
  - i. Creation or retention of jobs for low and moderate income persons; or
  - ii. Provision of needed facilities to a low- and moderate-income residential area; or
  - iii. Rehabilitation of low- and moderate-income housing; or
  - iv. Other public service or community development activities as prescribed in federal regulations.
- b) Activities that aid in prevention or elimination of slums and blight:
  - i. On an area wide basis; or
  - ii. On a spot basis; or
  - iii. In an urban renewal area.
- c) Activities designed to meet community development needs having a particular urgency;

and

- 3. Consistent with CDBG Consolidated Plan. Must be consistent with the needs and strategies identified in Snohomish County's CDBG Consolidated Plan in addition to any other community plans, program strategies, Land Use Plans, etc.

**B. Evaluate financial feasibility – underwriting the loan**

Initial Project Review - Preliminary Approval Recommendations - Materials for review include:

- 1. Final Project Description; and
- 2. Block Grant eligibility determination; and
- 3. Statement from commercial lender confirming its involvement and interest in providing the Letter of Credit; and

4. A report prepared by OHHCD staff subsequent to a site visit to the proposed project and inspection of existing structures. The report will identify any issues that may impinge on a decision to fund or not to fund the proposed project and may include recommendations for remedial actions to be taken by the applicant prior to any additional work on the application. Identified issues and proposed remedies, may become part of the final loan memorandum sent forward to the County Council for projects recommended for funding. Fulfillment of any remedies will be a performance indicator for maintaining the loan, if granted and for consideration in future loan requests.

Federal/County Requirement Review - This involves review and concurrence in the initial review recommendations, assesses whether sufficient float funds are available in view of any competing needs and evaluates the technical submissions.

Loan Reservation - If the loan is approved, then work proceeds to County Council and federal regulatory review and approval requirements

Environmental Review and Clearance - Investigations or studies arranged and funded by the loan applicant may be required. County certifies final compliance to HUD and obtains HUD “release of funds.” Applicants are urged to build sufficient flexibility into their timelines to allow for the federal environmental review process. The timeframe for HUD’s “release of funds” is entirely out of the County’s influence and can amount to several months.

Public Review, Comment and Loan Preparation - Public notice of the proposed activity is published, application materials are made available for public review and final recommendations are prepared for referral to County Council.

- A summary of the proposal and County Executive Department recommendations and proposed Motion to authorize the Float Loan are drafted and referred to County Council; and
- Proposed loan documents (Loan Agreements and Promissory Note) are drafted; and
- Letter of Credit commitment provided.

County Council Approval - at least 30 days after publication of public notice.

- If approved, Office of Housing, Homelessness and Community Development, NDC and the County Prosecutor's Office negotiate final Loan Agreements; and
- OHHCD closes on the loan and disburses funds.

#### Disbursement -

1. Finalize documents and set closing date; and
2. Finalize Bank Letter of Credit (The AMOUNT of the Letter of Credit should include the loan amount PLUS one payment amount. The TERM of the Letter of Credit should be the term of the loan PLUS sixty days for closing out the loan); and
3. Confirm CDBG Funding Availability - Draw on Federal Line of Credit; and
4. Close and Disburse funds.

CDBG Float Loan Administration - OHHCD staffs administer program requirements, i.e. employment agreements, housing occupancy, required loan payment invoices and review federal regulatory requirements.

- CDBG Float Loan Payment and Potential County Pre-payment Draws - Loan payments and any required County Pre-payment Draws will be handled as follows:
- Loan Payments – Borrowers will normally be invoiced quarterly, but at the County's discretion may be invoiced monthly, for required loan payments. Payments are due by the 7<sup>th</sup> of each billing month.
- Pre-Payment Draws – In the case that Snohomish County requires a pre-payment on the Float Loan to meet required CDBG cash flow needs, thirty (30) days notice will be provided to the Borrower with the amount required and the date needed. The Borrower has the option to pay those funds directly to the County or to have a draw made on the Letter of Credit used as security for the loan. This draw will reduce the outstanding loan balance and reduce required payments. Once the County has sufficient CDBG funds, the amount of any pre-payment can be re-disbursed to the Borrower for the balance of the loan term.
- The close out and final payments required on the loan will be done through a draw on the Letter of Credit. After this final payment of the Float Loan and the

loan is paid, then the Loan Agreement and Promissory Note will be returned to applicant.

## **S. Geographic Distribution of Projects**

Because the needs addressed by the Consortia are found in all parts of the County, projects locations for affordable housing and non-housing community development projects are anticipated to be spread throughout the County. It is anticipated that some projects may benefit specific areas of the county, while others may provide county-wide benefits. CDBG projects that provide an “area-wide benefit” which benefit all residents of a particular area such as improvements to streets, sidewalks, water systems and parks will be located in areas of the county where at least 46.4% of households are low- and moderate income.

## **T. Enhancing Coordination**

This section describes the Consortium’s activities to enhance coordination between public and assisted housing providers and private and government health, mental health, and services agencies. Community partnerships which link housing providers and service agencies, continue to be a strength in Snohomish County, particularly in regards to projects serving homeless persons and other persons with special needs. The Housing Consortium of Everett and Snohomish County (HCEHC) and the Snohomish County Homeless Policy Task Force (HPTF) are organizations in Snohomish County that meet regularly around affordable housing and homeless needs and provide opportunities to for public and private non-profit housing providers and social service agencies to coordinate existing and future efforts to meet these needs in our community. In 2007, the County implemented a community case management system providing a single point of entry into the emergency shelter network for homeless persons. The system provides a centralized shelter intake process and waiting list for Snohomish County. Snohomish County, the Homeless Policy Task Force, and partner agencies are anticipated to continue to work on homeless prevention and rapid re-housing activities, which is anticipated to included continued and expanded efforts to educate and build relationships with private landlords as well as to focus on additional supportive services needed to move persons into housing or stabilize person in existing housing. The County will continue to include as part of the evaluation criteria for housing project applications whether the appropriate type and level of support services is available, when relevant to the population served.

## **U. Citizen Comments**

This section summarizes public comments received in the development of the 2010-2104 Consolidated Plan and the 2010 Action Plan and the County's response.

November Public Hearings. Snohomish County, in coordination with the City of Everett, the Housing Authority of Snohomish County (HASCO), and the Everett Housing Authority (EHA), jointly held four public hearings in November 2009 during development of the County's and City's Consolidated Plans/Action Plans and the EHA and HASCO's Agency Plans. Below are summaries of comments received either at the hearings or that were submitted in writing for the hearings that were addressed, in whole or part, to Snohomish County and its development of this 2010-2014 Consolidated Plan and 2010 Action Plan. The County is appreciative of this input, considered the comments in development of this 2010-2014 Consolidated Plan and 2010 Action Plan, and has responded below.

### **Pete Grodt, Board Member, Domestic Violence Services of Snohomish County**

Mr. Grodt requested consideration be made in the plan for victims of domestic violence, both for additional services and for additional safe housing. Domestic Violence Services of Snohomish County (DVS) turns away approximately 2,000 calls each year from victims because they have no space to assist them. They currently have a 15-bed safe house and very cramped office space for staff. Mr. Grodt explained that DVS anticipates the transfer of the Oswald Center in Everett to the agency in September 2011 through the base re-alignment and closure process. DVS is proposing to rehabilitate the three buildings on the site to provide a permanent office facility for DVS and a 60-bed shelter for victims of domestic violence. Plans also include construction of 20 units of transitional housing for families transitioning out of the shelter. DVS is undergoing a capital campaign and estimates the agency will need about \$5 million for the project.

Response: The need for additional shelter, housing and services for victims of domestic violence is included in the Consolidated Plan. The Consolidated Plan includes strategies and objectives for both maintaining the current shelter/housing inventory/system for homeless persons and for increasing these units based on demonstrated need, underserved areas and underserved subpopulations. The Consolidated Plan also includes an objective to provide public services for victims of domestic violence. As the need for funding for services is much greater than the resources available, the County anticipates that discussions regarding funding resources for additional services will take place as part of the activity identified to

continue working with the Homeless Policy Task Force and other community partners to coordinate resources to prevent, reduce, and end homelessness in our community.

### **Steve Ahern, Council on Aging**

Mr. Ahern stated that he was concerned about senior housing. He also indicated that he is involved in the City of Everett neighborhood association and is on the tax advisory board for chemical dependency and mental health. Mr. Ahern indicated that recommendations for use of these funds have been made to the County Council and that they are proposing a triage center to address chemical dependency and mental health as a first step in addressing needs.

Response: The Consolidated Plan identifies the need for affordable housing, facilities, and services for elderly persons and other persons with special needs. The Consolidated Plan also sets forth strategies and objectives for community facilities and services for persons with special needs and for increasing the supply of rental housing for this population. The Consolidated Plan also includes as part of its affordable housing strategy the housing activities anticipated to be funded with revenue to be generated under the local sales tax to provide assistance to persons with mental health and chemical dependency disorders including implementation of a housing voucher program and development of a revolving loan fund for housing development.

### **June Robinson, Housing Consortium of Everett and Snohomish County**

Ms. Robinson stated that the Housing Consortium developed a ten-year plan, “Housing Within Reach”, that looks at the need for affordable housing in Snohomish County and ways to address that need. She asked that the recommendations in the plan be considered as the 5-year plans were being developed. Some of the recommendations include: 1.) Snohomish County funding process streamlined and predictable for non-profit providers in the community, 2.) credit enhancement process, and 3.) affordable housing integrated into existing residential neighborhoods through the cities and counties.

Response: The Housing Within Reach Plan was considered in development of the Consolidated Plan. In response to the recommendations mentioned in the comment: Under the housing strategy, the Consolidated Plan includes a strategy to improve the processes for utilizing grant funds administered by the County which includes objectives to continue to align and streamline the funding processes for housing capital and to increase the predictability of housing production. The County Council is considering whether it has the capacity to increase the current limit on contingent loan guarantees to



provide additional credit enhancement for affordable housing projects and this is referenced in the plan. Because the needs addressed by the Consortium are found throughout the County, the County anticipates that locations for affordable housing projects funded will be spread throughout the county to help address these needs and the Consolidated Plan allows for this flexibility.

**Michael Zalenski, Planner, Snohomish County**

Mr. Zalenski stated that sidewalk projects that support transit would be an appropriate use of CDBG funds.

Response. Sidewalks are included under the infrastructure strategy in the plan. The application process for public facility and infrastructure projects includes as part of the evaluation whether projects are consistent with County Planning Policies. Applicants are asked to show how their project is consistent with certain Planning Policies to assist in the evaluation of the project's soundness and community need and benefit, such as being accessible by walking or transit (UG-12), improving pedestrian or transit mobility (TR-5 and TR-5), and water, parks, or transportation projects that help bring levels of service up to standard (OD-6). In addition, staff from the County's Planning Department review all infrastructure applications each year to evaluate the project's consistency with the County Planning Policies.

**Crystal Nicholson, Snohomish County resident**

Ms. Nicholson expressed the need for assistance for persons at risk of losing their apartments to assist with costs such as housing, storage, and moving. She explained a situation where friends had lost long-term employment due to health reasons and was on the verge of losing apartment.

Response: Ms. Nicholson was provided with information on existing homeless prevention programs in the community that provide assistance with costs such as rent and utilities. The need for increased homeless prevention assistance (ex. rent and utility assistance for those at risk of homelessness) is identified as a need in the plan and continuing to support these types of programs is included in the affordable housing strategy.

**Cindy Kinney, Snohomish County resident**

Ms. Kinney attended one of the public hearings and also submitted a written comment. In written comment, Ms. Kinney expressed the need for available housing options that will meet the needs of persons with developmental disabilities that will provide safe

housing with support for their specific needs. She asked whether buildings would be located in different towns with amenities within walking distance or with easy safe access to transportation. She suggested a model similar to apartments for the elderly, which would only be for persons with developmental disabilities and would provide more protection and have the support options of care to meet their needs. She expressed that would be wonderful if WACs could be changed to build larger apartment structures to accommodate the large number of persons with developmental disabilities needing affordable housing.

At the public hearing, she expressed that the WACs need to be changed regarding housing for persons with developmental disabilities. Currently there are limits on amount of people that can be under one roof. An adult family home is limited to 5. Others may be limited to 15. She would like to see something similar to housing for elderly for persons with developmental disabilities. Persons with developmental disabilities want to be as independent as they can be, but need programs and systems in place where they are under more protective care and have safeguards in place to protect them. She stated in the future she would like to see something in every community where developmentally disabled persons are not isolated. A 21-year old with a developmental disability wants to live on their own as much as other people. When spread out, it is hard to feel like an independent adult. Would like to see larger apartment complexes in communities which are located where activities are available.

Response: The need for additional affordable housing for persons with developmental disabilities with adequate support services that is safe and close to public transportation, families, work, shopping, and essential services is identified in the Consolidated Plan. The Consolidated Plan also establishes objectives under the affordable housing strategy to increase the supply of rental housing units for persons with special needs, which includes persons with developmental disabilities, and to provide support to service programs necessary for people with special needs to live independently. The objective allows for flexibility in the type of housing created (ex. apartments, shared living, group homes) to meet the various needs of the populations served and does not prioritize one model over another. Current and previously funded projects have included single family properties to multi-unit properties. There are benefits and drawbacks to housing such households on a scattered-site basis versus higher density structures. The current direction in public policy and the recent trend in applications submitted is for smaller sites. The County will pass on Ms. Kinney comments regarding need in this area to local agencies which develop affordable housing for this population. Ms. Kinney is also encouraged to communicate directly with

these agencies and with the Washington State DSHS Division of Developmental Disabilities.

**Debbie Buse Heslop, Executive Director, Washington Home of Your Own**

Ms. Heslop submitted a written comment requesting City and County support in their planning for the creation of additional units of affordable housing with supportive services for community members who struggle with physical, mental, and developmental disabilities. She asked for continued support for agencies that develop housing with supportive services for this population, such as hers, Washington Home of Your Own. Models likely to be used include HUD 811 housing projects as well as shared-living households with project-based vouchers or other deep rental subsidies. Some models will offer additional support for persons with these disabilities who also struggle with chemical dependency or “co-occurring” disorders. She requested support for units in Everett as well as in Snohomish County locations such as Marysville, Alderwood Manor, and other locations in the transit corridor; that the housing authorities consider commitment of project-based vouchers that would support their partnership in these projects; and that funding for these types of projects continue to be included in the plans. Ms. Heslop also requested a commitment to the Housing Within Reach Plan, especially item 9 which addresses the creation of additional units of housing with supportive services for the populations they serve, and alignment of the plans to support timely commitment of dollars and vouchers for housing resources created by the 1/10<sup>th</sup> of one percent sales tax fund.

Response: The need for additional affordable housing for persons with disabilities with appropriate supportive services as needed is included in the Consolidated Plan. The Consolidated Plan includes an objective under the affordable housing strategy to increase the supply of rental housing units for persons with special needs, which includes persons with various disabilities. The objective allows flexibility in the type of housing created (ex. apartments, shared living, group homes) to meet the various needs of the populations served. The Housing Within Reach plan was considered in development of the Consolidated Plan. The Consolidated Plan also includes as part of its affordable housing strategy the housing activities anticipated to be funded with revenue to be generated under the local sales tax to provide assistance to persons with mental health and chemical dependency disorders including implementation of a housing voucher program and development of a revolving loan fund for housing development.

May Public Comment Period and Public Hearings. Snohomish County published a Draft 2010-2014 Consolidated Plan and Draft 2010 Action Plan for a 30-day public review and comment period between April 9, 2010 and May 10, 2010. It also held two public hearings on May 5, 2010 on these draft plans. Below are summaries of written comments received during the comment period. No comments were received at the public hearings. The County is appreciative of the input, considered the comments before adoption of the final plans, and has responded below.

**Shane Hope, Community and Economic Development Director, City of Mountlake Terrace**

Mr. Hope submitted a written comment indicating that the plan looks well thought out and deals with important housing issues for our region and requesting minor editing changes to Table 59 in the Draft Consolidated Plan (now Table 60) which summarized strategies used or identified by cities/towns in Snohomish County for promoting affordable housing. The table is extracted from the 2007 Housing Evaluation Report by Snohomish County Tomorrow. Mr. Hope indicated some additional strategies that are now in the city's zoning regulations that were shown as not in use at the time of the 2007 Housing Evaluation Report. They include: 1.) under Single Family – Other Strategies, the city now allows subdivision where lots are at least 90% of the minimum otherwise required, 2.) under Multi-Family Upzoning, the city recently upzoned some multi-family property to allow four stories rather than two stories and converted some single-family properties to multi-family properties, 3.) under Design – Cottage Housing, the city now allows cottage housing as a permitted use in single-households zones, if design standards are met, and 4.) under Regulatory Reform, the city now uses a hearing examiner system for conditional use and other types of permits.

Response: A paragraph summarizing these changes was added after the table. Because Table 60 is extracted from the 2007 Housing Evaluation Report, changes were not made to the table itself.

**Margaret Bruland, Executive Director, Domestic Violence Services of Snohomish County**

Ms. Bruland submitted a comment requesting some minor editing changes to narrative in the Consolidated Plan related to Domestic Violence Services of Snohomish County.

Response: The requested edits were accepted and correct the former name of the agency to the Snohomish County Center for Battered Women, clarify that the agency operates the only confidential domestic violence shelter in Snohomish County, clarify that the planned agency expansion includes rehabilitation of buildings for services as

well as administration and shelter space, clarify that the planned expansion for transitional housing is for 20 units with land to be leased to the Everett Housing Authority to build, manage, and own the units, and corrects an additional typographical error.

**Robert E. Davis, Executive Director, Housing Authority of Snohomish County**

Mr. Davis submitted a written comment for the Housing Authority of Snohomish County (HASCO) on the proposed affordable housing strategies and objectives in the Draft 2010-2014 Consolidated Plan. HASCO is supportive of the breadth of the proposed strategies as the agency believes they will position agencies to take advantage of opportunities to create and preserve affordable housing across the housing continuum. HASCO requested consideration of several changes referenced below. The County's response is indicated below each item.

Prioritize cost-effective strategies to create affordable housing. Mr. Davis indicated that the number of new housing units proposed to be created may be difficult to achieve in the current financial market and suggested prioritizing strategies when deciding how best to allocate scarce resources to sustain or increase the number of affordable rental units. HASCO requested the following points be considered: a.) HASCO is the County's largest provider of affordable housing through acquisition and rehabilitation and could easily increase the number of units of this type if financing were available, b.) HASCO is the only agency in the County that has pursued manufactured home park preservation and development, c.) manufactured home park preservation should be encouraged, d.) new construction is comparatively slow and expensive, e.) rent subsidy vouchers are the quickest and least expensive way to create housing opportunities, and f.) In addition to properties with building-based Section 8 subsidy, HASCO wanted to re-iterate the importance of County commitment to preserving such projects as USDA rural Development rental subsidy projects, which is alluded to by the language "similarly subsidized housing" in Strategy H-1.

Fund fewer projects more deeply. Mr. Davis explained that due to the difficulty housing providers have encountered securing financing and tax credit equity in the current financial market, housing projects funded may need deeper subsidies in order to move forward. He indicated the County may want to consider funding fewer projects more deeply until other funding sources are available. HASCO encouraged the County to give priority to methods that would increase the supply of affordable housing more quickly such as housing vouchers and acquisitions/rehabilitation as compared to new construction.

Response: This response addresses the first two proposals listed above. Many of the points raised were considered in development of the plan and were re-considered here along with consideration of additional points raised. Strategy H-1 relates to the goal for sustaining and increasing affordable subsidized rental housing in our community through acquisition and/or rehabilitation of existing units, new construction, provision of rent subsidies, and preservation of subsidized units at risk of conversion to market-rate units. The strategy allows flexibility among these activities to achieve this goal and does not prioritize among them.

The County received input from affordable housing developers during development of the plan. Some expressed that the County would need to play a stronger funding role and fund fewer units more deeply in the current economic climate in order for local affordable rental housing projects to go forward. However, there was not consensus among the developers about additional strategies to use to maximize unit production with limited funding such as prioritizing acquisition and rehabilitation of existing properties over new construction, to establish a standardized cost per unit as a guidepost for projects to be funded, or to prioritize funding rental subsidies over unit production. Some agencies expressed a preference for prioritization of funding for acquisition and rehabilitation of existing properties as a more cost effective method to produce affordable rental housing in the current economic climate and indicated that their agency was or could utilize this method. Other developers expressed there are some areas of the county where there is not an adequate supply of viable properties which could be acquired and rehabilitated, so the plan would need to allow both new construction and acquisition and rehabilitation of existing properties in order to meet the need throughout the county. Some expressed that there are several variables that affect the cost per unit of production and the method of production utilized such as needs of populations served, location, proximity to transportation, quality of housing, etc. and that these variables need to be taken into consideration when evaluating projects. The value of housing vouchers and rent subsidies to help address affordable housing needs in the community was expressed as well as some recent rental subsidy initiatives being implemented in the community. However, it was noted that although vouchers and rent subsidies are a quicker way to house people, the community does not end up with the resource of additional housing units in the affordable housing stock and that more data is needed on short-term subsidies or shallower subsidies over a longer term.

As the need for affordable rental housing exists throughout the County and as the needs of the populations served are diverse, the strategy outlined in the plan allows for a flexible approach to meet this need while ensuring that development costs are



reasonable while continuing to meet the needs of populations served and quality standards. Further prioritization of projects is achieved through the competitive application process which evaluates projects based on community need, project soundness, financial feasibility, project readiness, and organizational capacity. In addition, the goal for the number of units to be produced is anticipated to result in a higher ratio of units that will be produced through the more cost effective methods such as acquisition and rehabilitation which is also reflective of strategies outlined in the Affordable Housing Production Plan and the Housing Within Reach plan. The County recognizes the value of mobile home parks in providing affordable housing in many communities throughout the County. It also acknowledges HASCO's efforts in mobile home park preservation. The Consortium has supported a project in the recent past to preserve two local mobile home parks. These types of projects may continue to apply for funding as long as they are consistent with the Consolidated Plan strategies and objectives and with funding requirements. The County recognizes the value of housing vouchers as an important part of meeting the affordable housing needs in our community. The strategies in the Consolidated Plan related to vouchers and rent subsidies relate mostly to vouchers administered by HASCO through the Section 8 and Shelter Plus Care programs, but also includes some rental subsidies recently initiated or to be initiated by the County through other programs such as the Ending Homelessness Program and vouchers created through the new local sales tax to address the needs of person with chemical dependency and mental health disorders or through other funding should it become available. Preservation of USDA rental subsidy units where there is a risk of converting to market-rate rents not affordable to low-income households is referenced under the language "similarly subsidized housing" in Strategy H-1.

The County acknowledges that the goal to sustain or increase 800 units of affordable rental housing is ambitious given our current funding environment. The goal includes units currently under production which are anticipated to be completed during the 2010-2014 time period as well as additional units to be funded during this time period. The Consolidated Plan covers a five-year time period. The goals anticipate that the real estate market may rebound in the latter half of this period providing additional AHTF revenues which would provide the ability to provide deeper subsidy and/or to fund more units. In addition, it is also assumed that other funding resources will begin to rebound over the latter half of this period as well. However, in reconsideration of this goal, the County has reduced the goal for the number of affordable rental housing units from 800 to 760, which represents a 5 percent unit reduction. Correspondingly, the unit production for new affordable rental housing units for persons with special needs, which

is a subcategory of the overall rental units, has been reduced 5 percent from 240 to 228 units.

The County will evaluate accomplishments toward this goal on an annual basis and may re-evaluate the goal during the course of the 2010-2014 Consolidated Plan.

Pledge service funding to leverage federal housing subsidies. Mr. Davis explained that the majority of new vouchers available from the federal government in recent years have been targeted towards specific populations with special needs for which HASCO must find local service agencies to provide needed services for voucher recipients. However, many service agencies have indicated that their service funding is already committed to other housing projects and is not available to support new deep-subsidy vouchers. HASCO commended the County and non-profit human service agencies for the job they are doing to provide services to assist people in assisted housing with limited resources. HASCO encouraged the county to help service agencies to obtain new resources in order to expand opportunities for service-enriched housing. HASCO also requested the County to consider setting funding priorities and advocating for increased state and federal resources so that HASCO can be positioned to capture future federal housing subsidies that require local service capacity.

Response: The County acknowledges that the need for funding for services in the community, including service-enriched housing, greatly exceeds the current resources available. The County also acknowledges that while there is a need for increased services, there is also a need to maintain existing services, including those for service-enriched housing and other services, some of which have experienced recent cuts in funding due to the economic downturn. Within the limits of the current funding available, the current service strategies in the 2010-2014 Consolidated Plan allow flexibility to fund both new and continuing service projects and respond to various priority community needs. Further prioritization is achieved through a competitive application process which evaluates proposed projects based on community need, project soundness, organizational capacity, and financial feasibility. The County anticipates that discussion regarding possible alignment of service application rounds with application rounds for other funders as well as discussions regarding increasing local service capacity, both of which may help local agencies leverage funding from other sources, will take place as part of the activities identified under H-2 to continue working with the Homeless Policy Task Force and other community partners to coordinate resources to prevent, reduce, and end homelessness in our community. To the extent feasible and allowable, the County will explore ways to support and advocate for increased resources.



Strategy H-3, Objective HO-9: Special needs vouchers: HASCO expressed its concern that the goal to serve 365 households per year for a total of 1,825 households over five years significantly overstates the actual number of households to be assisted as many of the special needs vouchers provided by HASCO provides permanent housing and turnover is not expected yearly.

Response: The five-year objective for special needs vouchers (1,825) represents a duplicated count. The goal is to serve 365 persons per year. The County has revised the goal to indicate that the total number of households to be served represents a duplicated count. The County will also work with HASCO and other voucher programs which are counted towards the objective to gather reporting data for an unduplicated count, to the extent feasible.

Strategy H-7, Objective 23: Low-income housing tax credits: HASCO expressed its concern that the Washington State Housing Finance Commission policies put Snohomish County at a disadvantage for obtaining competitive 9% tax credits. They encourage the County government, particularly the County Executive, to continue to take an active role in calling for changes in WSHFC's policies – specifically policies that promote geographic equity and commit 9% tax credits and other resources to affordable housing policies in Snohomish County.

Response: The County has identified this objective in the Consolidated Plan to support the equitable use of low-income housing tax credits for affordable housing projects in Snohomish County. The County will continue to participate in processes for public comment for input into the state tax credit program when made available by the WA State Housing Finance Commission (WSHFC). The County will also continue to participate in the WA State Department of Commerce's Policy Advisory Team (PAT), which is a governing body that advises and recommends policy changes for the state's Housing Trust Fund. The PAT also works closely with the WSHFC in an effort to help ensure continuity of policies between Housing Trust Fund and tax credit programs when feasible to do so, which in turn, helps to maximize leveraging of public funds. The County will also continue to explore additional ways to meet this objective.

Credit enhancements: HASCO indicated that it believes the availability of credit enhancements through contingent loan guarantees from the County is an extremely important tool for obtaining private financing for affordable housing and supports the County's proposal to raise its credit enhancement limit to \$100 million.

Response: County staff acknowledge HASCO's support of this proposal and will pass this feedback along to the County Executive and County Council. The County Council is currently assessing the benefits and liabilities associated with raising the credit enhancement limit.

Intergovernmental program feasibility study: HASCO expressed its support for inter-jurisdictional cooperation on creating affordable housing referenced in the Consolidated Plan in Section II M. HASCO expressed that cooperation and communication between housing agencies, city officials, County government, and planners are necessary to increase legislative support for housing resources at the state and federal level. HASCO indicated it has offered to contribute the staffing capacity to support the program initially to meet two of the threshold conditions for such an effort and recommends that the County participate as a founding member, in order to encourage more jurisdictions to participate.

Response: The County has been and will continue to strive to work harmoniously with the cities and towns located within the County regarding affordable housing. Funding for affordable housing development administered by the County provides an opportunity for direct input from all participating cities and towns in the CDBG, HOME, and AHTF Consortia in project review and selection. The Snohomish County Planning and Development Services Department has been and continues to work with the cities and towns to provide technical planning assistance, to incorporate strategies in the comprehensive plan, and to coordinate other related efforts through Snohomish County Tomorrow meetings. The County will continue to work with the cities and towns and explore how the feasibility study may benefit affordable housing production.

Strategy CD-5, Objective PSO-1, Preventing homelessness: HASCO indicated support for the objective of preventing homelessness. HASCO encouraged the County to make services available to people who already received subsidized housing but are at risk of being unable to maintain it because of mental health, substance abuse, housekeeping or other issues. Helping these clients maintain their housing helps them avoid eviction and homelessness.

Response: The County notes the objective is broad enough to include the type of homeless prevention services referenced by HASCO. Services to be funded under this strategy are selected for funding through a competitive application process for CDBG and ESG funds. Projects funded must also meet grant eligibility requirements for the clientele served and the services provided which may limit the type of grant funds that may be used for such services. Such services may also fall under Strategy CD-4,

Objective SPO-1 and Strategy CD-5, Objective PSO-3 to provide services to enable elderly persons and persons with disabilities to live independently in all housing settings appropriate to their needs. HASCO is encouraged to meet with County staff to discuss possible federal and local sources of funding for this type of service and to connect with local agencies which may wish to submit an application to provide these services in future funding rounds.

Ending Homelessness Program: HASCO requested the county to consider clarifying the meaning of “long-term housing” in the funding resources narrative for its Ending Homelessness Program voucher program in Section II. C. 7. of the Consolidated Plan. HASCO indicated it has been exploring options for voucher holders after the three-year term for these vouchers has ended and explains that the confusing language could restrict the options that are available to clients. HASCO suggested referring to the program as “time-limited.”

Response: The County has clarified the meaning of “long-term housing” in the narrative for its Ending Homeless Program and has revised the language to read:

“The vouchers are intended to allow the recipients to receive longer term housing coupled with supportive services beyond the standard 2-year limit to provide more time to bridge households into other permanent housing with or without subsidies.”

**June Robinson, Executive Director, Housing Authority of Everett and Snohomish County (HCEC)**

Ms. Robinson requested consideration of a minor edit to the paragraph in Section II. M related to the intergovernmental program feasibility study to reflect current actions being taken at this time. Ms. Robinson indicated that the HCEC is playing a supporting, but not leading role, in this initiative at this time.

Response: The requested edit was accepted and the last sentence in that paragraph was changed to read:

“Snohomish County Tomorrow leaders are working with public and non-profit advocates to form an Implementation Task Force that will address the four threshold criteria.”

**Ann-Gale Peterson, MSW, Tobacco Prevention Specialist, Snohomish Health District**

Ms. Peterson submitted a comment requesting the inclusion of support for indoor no-smoking policies for the housing projects in the 2010-2014 Consolidated Plan.

Ms. Peterson indicates that according to the Surgeon General's 2006 report on The Health Consequences of Involuntary Exposure to Tobacco Smoke, there is no safe level of exposure to secondhand smoke and also indicates that the dangers especially to children are well documented. Ms. Peterson indicates that HUD strongly encouraged public housing authorities to adopt no-smoking policies in July 2009, that some non-profit housing providers in the community had already adopted no-smoking policies for their buildings prior to this time, and that the Everett Housing Authority will implement a no-smoking policy for all of its buildings no later than July 1, 2011.

Ms. Peterson indicated that adoption of no-smoking policies not only protects the health of people living in multi-unit housing, but also makes good business sense. She submitted a newsletter published by the Snohomish Health District in Summer 2009 entitled Clearing the Air of Tobacco Smoke in Snohomish County which provides information on the business benefits of adoptions no-smoking policies in multi-unit housing and summarizes the benefits in her comment. Business benefits cited include: 1.) meeting market demand as 85% of Washington renters prefer to live in smoke-free housing, 2.) reducing cleaning and maintenance costs of units, 3.) protecting property from fire, 4.) adopting a no-smoking policy is legal as owners and landlords of multi-unit residences can set reasonable rules that protect their investment and the health of their tenants, 5.) avoiding liability as no-smoking policies may protect apartment owners from certain liabilities, and 6.) protecting the health of residents. Ms. Peterson also provides information from a local non-profit agency that estimates it costs up to \$2,655 more to turn over an apartment unit after it has been smoked-in for 5-7 years. Ms. Peterson expresses that this money could be better spent on positive programs for residents.

Ms. Peterson indicates that indoor no-smoking policies solve the issue of uninvited secondhand smoke drifting into the living space from neighbors smoking inside or just outside their homes. She indicate that development of smoking areas 25 feet away from buildings do not ask people who smoke to stop smoking, but rather to change how they smoke in order to protect the health of their neighbors.

Ms. Peterson urged the inclusion of support for indoor no-smoking policies for all housing developments considered and indicated she would be happy to provide further input and technical support as well as resources for quitting smoking through Quite Line materials.

Response: First, the County would like to acknowledge that Ms. Peterson attended one of the November public hearings co-sponsored by Snohomish County, the City of Everett, the Everett Housing Authority and the Housing Authority of Snohomish County in development of our respective Consolidated Plan and Agency Plans. At that time Ms. Petersen commented on indoor smoking policies and it appeared that the comments related to the EHA and HASCO plans, so they were not addressed previously by the County in regards to the 2010-2014 Consolidated Plan/2010 Action Plan.

The County appreciates the information provided by Ms. Peterson on the health and business benefits of indoor no-smoking policies for housing projects, on some local housing providers which have implemented or plan to implement such a policy, and on HUD guidance on this issue for public housing authorities. The County is not including language at this time in the Consolidated Plan regarding indoor no-smoking policies for affordable housing projects. However, the County plans to research this issue, to seek additional input, and to further explore whether to amend the plan to include language supporting these policies for affordable housing projects.

**Lee Trevithick, Executive Director, Cocoon House**

Mr. Trevithick requested an additional objective be listed under the youth service programs priority under Strategy CD-3 related to youth homeless prevention programs. Mr. Trevithick indicated that overall the listed objectives do a good job of covering critical services for youth. However, he noted that striking in its absence is any reference to services need to prevent youth homelessness and suggested adding the following objective:

“Provide support and guidance services to 500 parents whose youth are at risk of homelessness due to family discord. These could include but are not limited to: Education on adolescent development, parenting skills, and family management as well as therapeutic interventions with parents to help them understand the systemic nature of the conflict.”

Response: The specific strategy referenced, CD-3, is one of the strategies that guide investment for CDBG public service and ESG funds. As these funds are limited, as the Consortium has been able to fund fewer projects over the past several years given

funding cuts in the CDBG program, as two of the objectives included under this strategy are for homeless youth, and as the service strategies and objectives as a whole respond to various priority needs in the community, it is not viable to add an additional objective at this time. The 2010-2014 Consolidated Plan does identify the need for homeless prevention services for youth and young adults, other homeless prevention strategies in the plan cover this option, and this type of service is currently eligible for funding under the County's Ending Homelessness Program. There is a possibility that the Consortium will receive additional funds under the ESG program under the Hearth Act which would most likely be targeted towards homeless prevention and rapid re-housing activities. The County intends to collaborate with the Homeless Policy Task Force to update homeless planning and to implement any necessary changes required by the Hearth Act, which may include changes to our Consolidated Plan objectives, if needed. The County will include homeless prevention activities for youth as part of that discussion, should they be eligible for funding under that program.